

# LAND AUCTION



**ABSOLUTE AUCTION**

**800 AC ± | 3 TRACTS | LINCOLN AND RUSSELL CO, KS**

## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 1/30/23 | AUCTION TIME: 1:00 PM**

**AUCTION LOCATION: FOSSIL CREEK HOTEL & SUITES**

**DOLE SPECTER CONFERENCE CENTER**

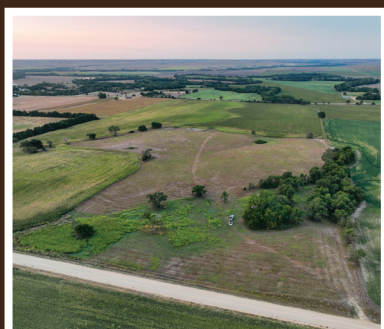
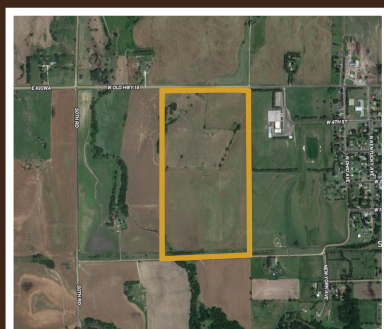
**11430 SOUTH FOSSIL ST | RUSSELL, KS 67665**

SELLING ABSOLUTE to the highest bidder, nearly 800 +/- acres offered in 3 tracts in Lincoln and Russell Counties. Tract 1 and 2 are located near Sylvan Grove and Tract 3 is located just south of Wilson Lake.



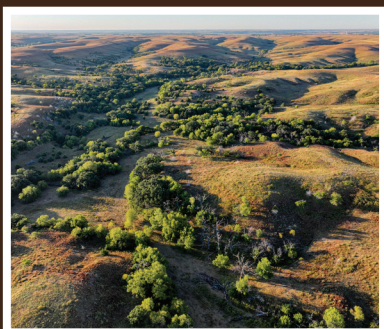
### TRACT 1: 78.9 ± ACRES

78.9 +/- acres. This tract has a lot to offer combining tremendous farm ground, hunting, and a homestead with potential. The tillable acres are made up of mostly Class II Soils and virtually no slope at all, making for a good producer year after year. The creek draw that runs through the property is made up of mature hardwoods and is full of deer and turkey. The homestead has a house with a good roof that could be fixed up and a red barn



### TRACT 2: 80.03 ± ACRES

80.03 +/- acres. This is a very nice eighty tucked right up against Sylvan Grove. The farm is made up of very slightly sloping terrain and primarily Class II & III Soils making it a highly productive piece. There is around twenty farm acres of hay ground that could be converted to farm ground if desired. The location of the tract makes it a great potential build site. Diverse tracts this close to town are hard to come by so contact the listing agent today.



### TRACT 3: 640 ± ACRES

640 +/- acres. Here's a chance to own a piece that provides the very best of what the Wilson Lake area has to offer. The tract is made up of 100% fenced pasture with incredible views of Kansas prairie & Wilson Lake. Lucas Road runs along the West side making for great access or potential building site very close to Wilson Lake. The road front acres are very appealing with a cottonwood draw running North to South ending at a neat limestone active homestead with water and electric. Climb the big pasture hill heading East for stunning views of Wilson Lake. The East side of the pasture, you drop down into a breathtaking valley made up of a live water creek surrounded by large mature hardwoods including oak and walnut. Having live water and good hardwood stands is rare to the area making this a hunter's paradise for deer and turkey. This property is one you really need to see for yourself to really appreciate.



**TRACT 1**  
**78.9**  
**ACRES ±**



**TRACT 2**  
**80.03**  
**ACRES ±**



**TRACT 3**  
**640**  
**ACRES ±**

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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