

LAND AUCTION



ABSOLUTE AUCTION

3,600 AC± | 5 TRACTS | OSBORNE AND RUSSELL CO, KS

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

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

AUCTION LOCATION: FOSSIL CREEK HOTEL & SUITES

DOLE SPECTER CONFERENCE CENTER

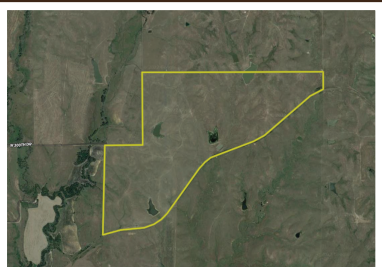
11430 SOUTH FOSSIL ST | RUSSELL, KS 67665

SELLING ABSOLUTE to the highest bidder, nearly 3,600 +/- acres across Osborne and Russell Counties in 5 tracts. Diverse offering with pasture, tillable and hunting opportunities. Tracts are located Southeast of Natoma.



TRACT 4: 69.5 ± ACRES

69.5 +/- acres. With the heavily timbered Eagle Creek running through the South end and 52+ acres of excellent tillable land consisting of fertile silt loam soils, this tremendous small tract provides the best of both worlds. Located just East of Paradise, KS, this hunting and cropland parcel features ideal habitat for hunting the caliber of trophy whitetail deer this part of the State is so well known for. Large, mature hardwoods line the creek bottom and provide excellent treestand set-ups for the avid archery hunter. These trees will also serve as excellent roosts for the high population of Rio Grande turkeys that call this area home. Within the SE corner of the property, several thickets and cedar trees are scattered along the hillside and this particular area serves as a picture perfect vantage point for scouting and hunting deer and turkeys and they filter into the cropland from the thick timber within the SW corner. Highway 18 provides excellent paved access to the property on the North side, just outside of the town of Paradise. The 52+ acres of tillable land consists of highly productive silt loam soils that can be planted to your choice of numerous crops grown in this area. These acres will also provide a source of revenue stream from the property.



TRACT 5: 560 ± ACRES

560 +/- acres large pasture near HWY 18. If you're in the market for a large spread of pasture with all the right details in North Central KS, it does not get much better than this! This 560 acre parcel of 100% grassland features excellent perimeter and cross-fencing, several large ponds, and terrific rolling grassland. This ranch is situated less than 1/2 mile North of HWY 18 and the entry gate is located at the end of W 300th Drive. The land is currently vacant of any cattle and there are no active leases on the land. The Buyer of this property will receive possession of the property upon successful closing and all mineral rights will transfer as well. If you are looking for a large pasture with good fencing, excellent water sources spread throughout, and well-maintained grass then this is the property for you. Contact the listing agents for more information about this incredible opportunity.



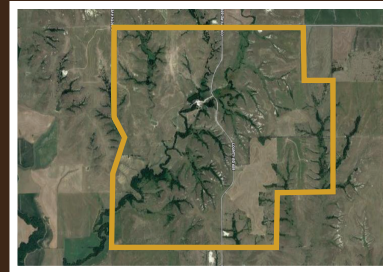
TRACT 6: 154.47 ± ACRES

154.47 +/- acres. This ideally located quarter section is only 1 mile North of HWY 18 in Osborne County, KS and consists of a nice mix of newly fenced native pasture land, as well as some productive tillable land which is currently being utilized by the owners livestock as well. The pasture is watered by a 1 acre pond located in the center of the grassland. The perimeter is secured by a good quality 5 wire fence and there are multiple entrance gates along the well-maintained county roads on the West and South boundaries. This is a high quality quarter of grass and tillable in a great location and will make an excellent addition to any operation. Contact the listing agents today to discuss the details of this fine property.



TRACT 7: 480 ± ACRES

480 +/- acres. This exceptional half section of mostly grassland has all the features you should be looking for in a productive tract of grassland for your livestock. The perimeter of this property is secured by a newer 5 wire steel and hedge post fence with several gates along all the 3 sides with well-maintained gravel road frontage. The owners have dug out 4 ponds, one within each quadrant of the property, providing dependable water sources during the year and allowing for even grazing throughout. The approximately 42 acres of tillable land on the property consists of good soils that can raise the crop of your choice. These tillable acres are currently being utilized for late season grazing of livestock. There are no current leases and the new owner will take possession upon closing. All of the Sellers mineral rights will transfer to the Buyer as well.



TRACT 8: 2,320 ± ACRES

2,320 +/- acres. This large tract combines all the best features central Kansas has to offer. It's currently set up to be a turnkey cattle ranch with the ability to handle around 600 cow/calf pairs. The entire ranch is fenced and cross-fenced leaving endless options for rotationally grazing cows. Every part of this ranch has access to water between the many ponds, running creek and the many well-fed water tanks throughout. The farmstead is set up with living quarters, several out-buildings and well-built working pens with loadout facilities. The creek draw with its mature hardwoods is surrounded by good tillable acres that can be used to raise feed, crops or rotational graze. This diverse terrain is sure to produce large antlered whitetail and many Rio Grande turkeys in this region of the state. Large diverse properties like this are hard to come by so call one of the listing agents today for a private showing.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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