



# Hunting Country Real Estate LLC

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## Reno County, Kansas real estate for sale at Auction

### RENO COUNTY KANSAS LAND AUCTION

Date: Friday, October 25th at 10:00a.m.

Location: The Old Lumber Yard, 100 West Main, Pretty Prairie Kansas 67570

160 m/l acres of Reno County Kansas Farming and Hunting Land for sale at Public Auction.

### LAND SELLS WITH THE EXISTING CROPS

It is currently planted Milo and Alfalfa, with the wheat being planted this week. This property has been under strict wildlife management and offers Whitetail Deer, Turkey, Quail, Pheasant, and Predators with **EXCELLENT BOWHUNTING**. There is a nice POND an Alfalfa field an existing Milo crop and the wheat should be in the ground very soon. A paved road accesses the south side of the property. Located approximately 1 mile off the Ninnescah River and less than 2 miles from Cheney Lake.



**Legal Desc:** SE/4 Section 35-25S-6W, Reno County Kansas

**USDA info:** 119.76 ac Cropland with a full Wheat base 34 bushel yield. The balance of the land is in Native Grass & Trees.

**Terms:** Title to be conveyed by Warranty Deed with Title Policy. Buyers are required to sign purchase agreement and place 10% of purchase price (cash, or approved checks) in escrow immediately following the auction with the balance due at Closing. All Closing costs will be divided equally between Buyer and Seller. Possession will be given at Closing.

**Minerals do NOT sell:** Land is offered "surface-only".

**Attention Buyers:** Hunting Country Real Estate LLC "Auction Services" is honored to offer this outstanding farm for sale. Make plans to attend this Auction.

All information is taken from sources believed reliable; however, no guarantee is made by the auction company, agents, or their employer. **Any announcements made the day of sale take precedence over any previous advertising, promotion, or statements.**





