

# ONLINE AUCTION

## Osner Sumner County KS - Tract 2

Auction Information



## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Small Game  
Mineral Rights  
Auction  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting -Upland Birds  
Water Rights  
State Hunting Unit: KS Whitetail Hunting  
Unit #15

## Land Details

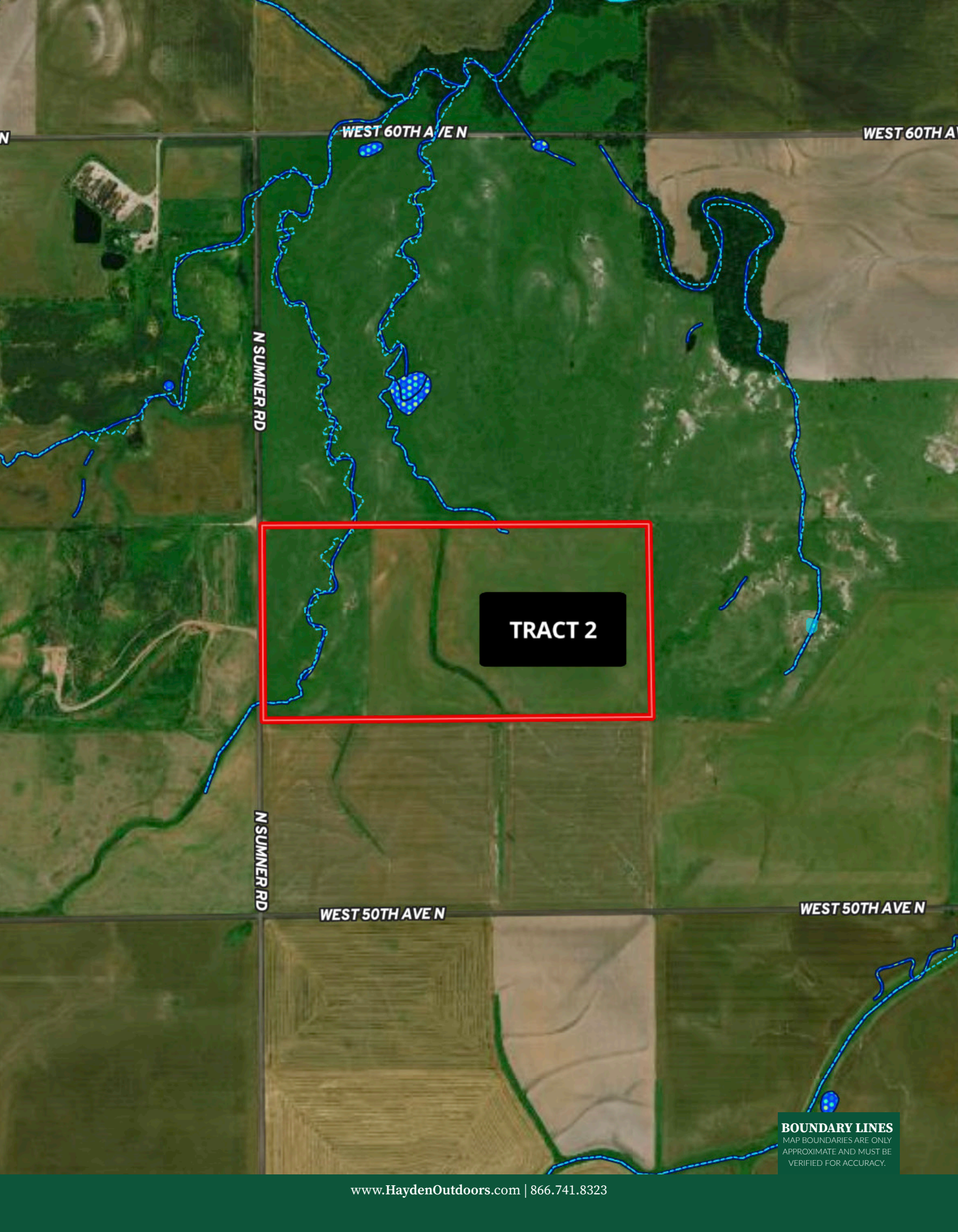
Address: 000 North Sumner Road, Mayfield ,  
Kansas 67031, USA  
Closest Town: Wellington, Kansas  
Total Acres: 79.60  
Deeded Acres: 0.00  
Leased Acres: 0.00  
Zoning: Agricultural  
Tillable/Crop/Orchard Acres: 57.5  
Pasture Acres: 22.2  
Water Rights: Yes  
Seller's interest in water rights to transfer as  
a part of this sale.  
Mineral Rights: Yes  
Seller's Mineral Rights interest to transfer as  
a part of this sale.  
Estimated Taxes: \$197.2 - 2023  
Source of lot size: Unknown



This property makes for a great production addition or starter farm/ranch. Just the right size for a manageable combo farm and ranch, this parcel provides approximately 22.2 acres of fenced pasture and 57.5 acres of tillable farmland. Add in some nice home site options and this one has a lot to offer. Don't miss the opportunity to build your very own hobby farm or self-sustaining property.

### **Land**

This is nearly 80 acres that has been expertly broken into two distinct useful portions to create a perfect farm and ranch combo property. The west side of the property is fenced to create a pasture area suitable for a few cattle, horses or a good holding pen for bulls. The east side is tillable farm land and is ready to grow your next grain or feed crop.



WEST 60TH A /E N

WEST 60TH A

N SUMNER RD

TRACT 2

N SUMNER RD

WEST 50TH AVE N

WEST 50TH AVE N

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

## Recreation

Hunting of upland birds, predators, small game and the potential for a whitetail deer are possible on this property.

## Agriculture

This property has the potential for raising horses or cattle and farming grain or feed, all packed into one package.

This is your opportunity to own your very own piece of Kansas dirt and make it work for you.

The pasture is available for immediate grazing and the farmland is fallow and available to plant your next crop.

## Water/Mineral Rights & Natural Resources

Seller's interest in both Water Rights and Mineral Rights will transfer as a part of this sale.

## Location

This property is conveniently located within 30 minutes of Eisenhower National Airport in Wichita, KS. Kansas City is a 3.5 hour drive and Oklahoma City is 2 hours and 15 minutes away. Wellington, KS is located 15 minutes away and is a full-service city with grocery store, restaurants, hospital/health care facilities and other modern amenities.

## Auction

**Starting Bid:** \$800,000

**Auction Type:** Online

**Auction Start Date:**

4/25/2024 - 9:00 am

**Auction End Date:**

5/1/2024 - 3:00 pm

### ONLINE ONLY AUCTION - May 1st, 2024

Tract 1: +/-317 Acres offers a mix of tillable farm ground and pasture with good water. The farm ground is currently fallow and available to plant and the pasture is open for grazing. This property also boasts great recreational value and great hunting with a dense timbered creek and a mix of hardwood and cedar trees.

**Auction Location:**

000

Mayfield , Kansas 67103

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





## Jim Elliott

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