

ONLINE AUCTION
Osner Sumner County KS - Tract 1
Auction Information

HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Mineral Rights
Pond/Lake
Water Rights
Auction
Equestrian/Horse Property
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Stream/River
Wooded
State Hunting Unit: KS Whitetail Hunting
Unit #15

Land Details

Address: 000 South Caldwell Road, Mayfield ,
Kansas 67031, USA
Closest Town: Wellington, Kansas
Total Acres: 316.90
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Agricultural
Tillable/Crop/Orchard Acres: 252
Pasture Acres: 64
Water Rights: Yes
Seller's Water Rights interests to transfer to
Buyer.
Mineral Rights: Yes
Seller's Mineral Rights interests to transfer
to Buyer
Income Type: Crop and Grazing
Estimated Taxes: \$2,917.2 - 202



Don't miss out! This is your chance to purchase +/-316 contiguous acres of fertile Kansas farm and ranch land...with some real recreational value too. This parcel boasts +/-250 acres of tillable farm ground, the majority of which is filled with Class 1 and Class 2 soils. Parcels like this do not come up often. Call today to add to your production or investment portfolio.

Land

This one is hard to beat. Anytime you have a large number of acres to farm all in one place, it increases productivity and efficiency. With +/-250 acres of farm ground with productive soils, you can add bushels in your combine and grain cart without driving all over the county.

Check out these soils below!

- 120 Acres – Class 1 Farnum Loam with 0 to 1% slopes
- 77.5 Acres – Class 2 Milan Loam with 1 to 3% slopes
- 55.25 Acres – Class 1 Dale and Reinach Silt Loam
- Balance in Class 2 and 3 soils with 1 to 6% slopes

There is also a small pond and waterway that runs through the NW portion of the property providing water for livestock in the nearly 60 acres of pasture and grass, adding to the diversification of this parcel and it's usefulness.





Improvements

There is an older storage shed in the middle of the property that is well shielded from prying eyes and works well for covering smaller pieces of equipment or implements. There is also a nice fenced pen area in the middle of the property allowing you to gather, separate and/or hold livestock as needed.

Recreation

This property is not all about the farm and ranch land...there is plenty of recreational value as well. Upland birds love the grain fields and cover, but there is also some dense timber in the pasture area(s) that hold famed Kansas white-tail deer. Sitting off the road and in the middle of the section, this timbered area provides a great deal of privacy and is an ideal spot to catch that early or late season buck trying to shy away from any disturbances. Take a look at the map and see how it sets up as a real buck sanctuary.

The pond in the NW portion of the property provides opportunity to hunt ducks and geese and in wet years, the pond will overflow creating a nice sized, shallow wetlands area. The waterway that meanders through the dense timber on the west end of the property helps to hydrate all animals throughout the year, wild or domestic. Looking at some of the rubs alongside the creek bed, the mature bucks know that they do not have to leave this area.

Agriculture

This property would make a great addition to any farm and ranch portfolio with its relatively large size, its wonderful soils and diversified nature.

The pasture is open and available for immediate grazing and the farmland is currently fallow and available to be planted immediately.





Water/Mineral Rights & Natural Resources

Seller's interest in both Water Rights and Mineral Rights shall 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. a breeze in the air.





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

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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."

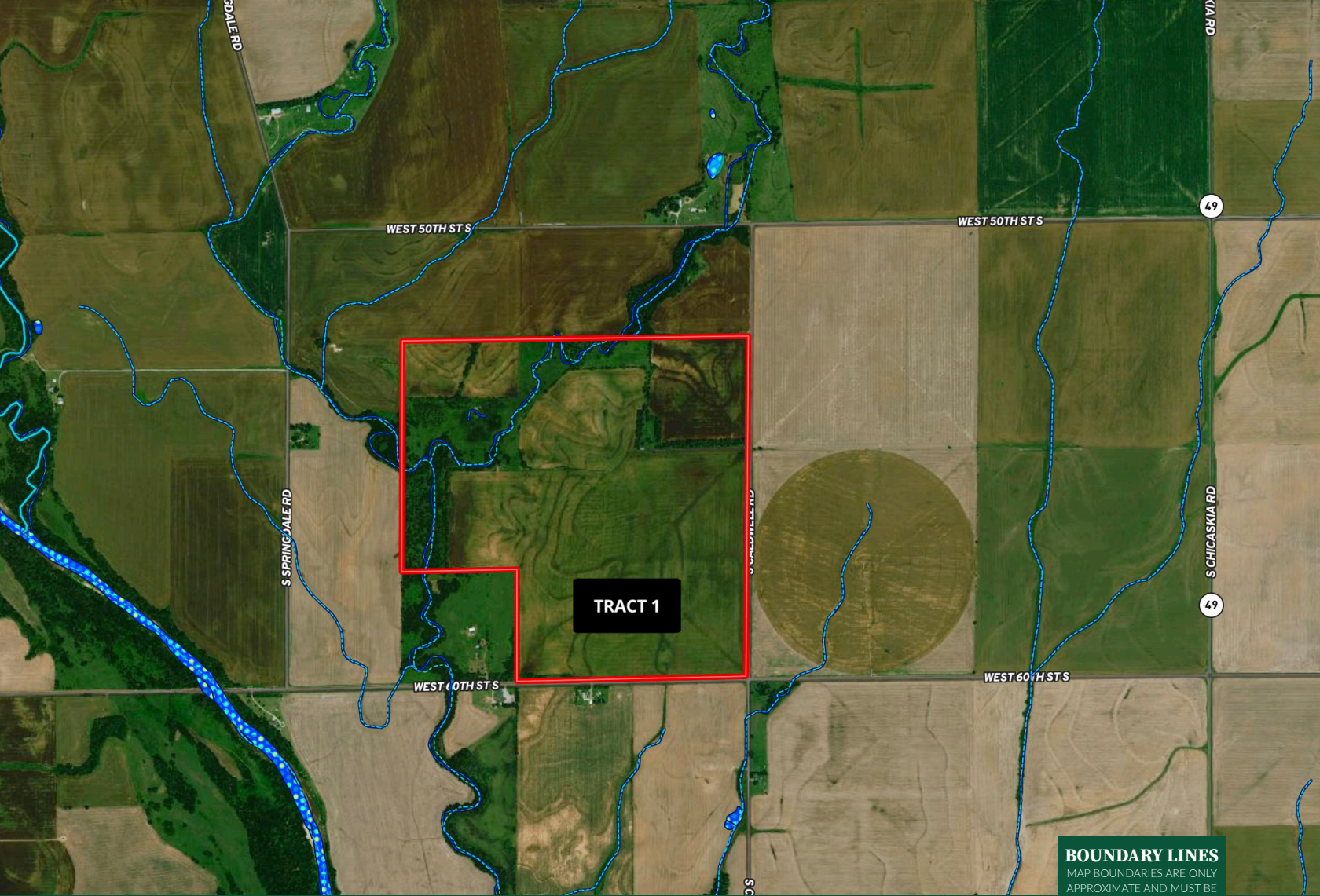


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

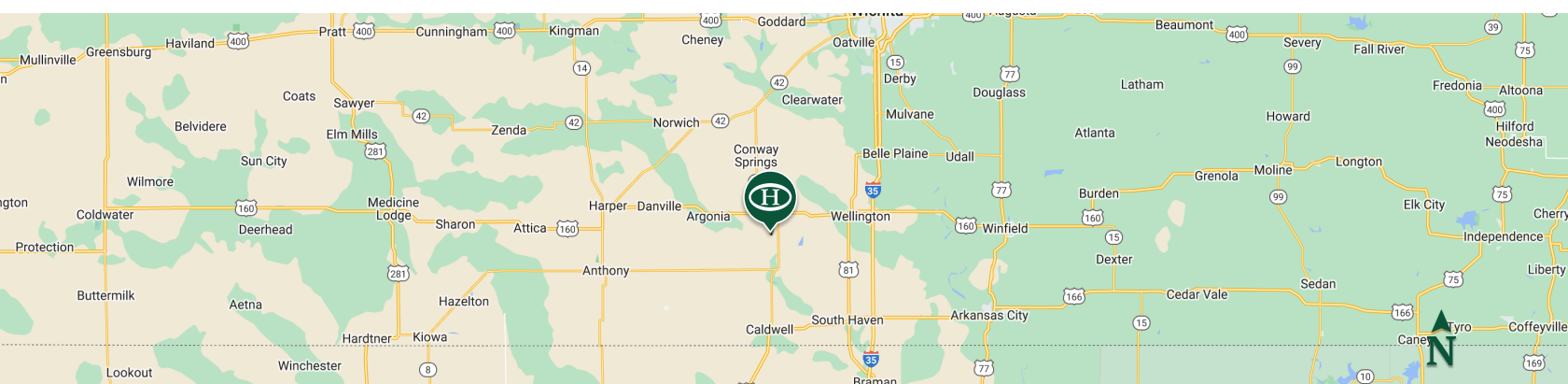
Scan to see more
testimonials








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

 Boundary



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