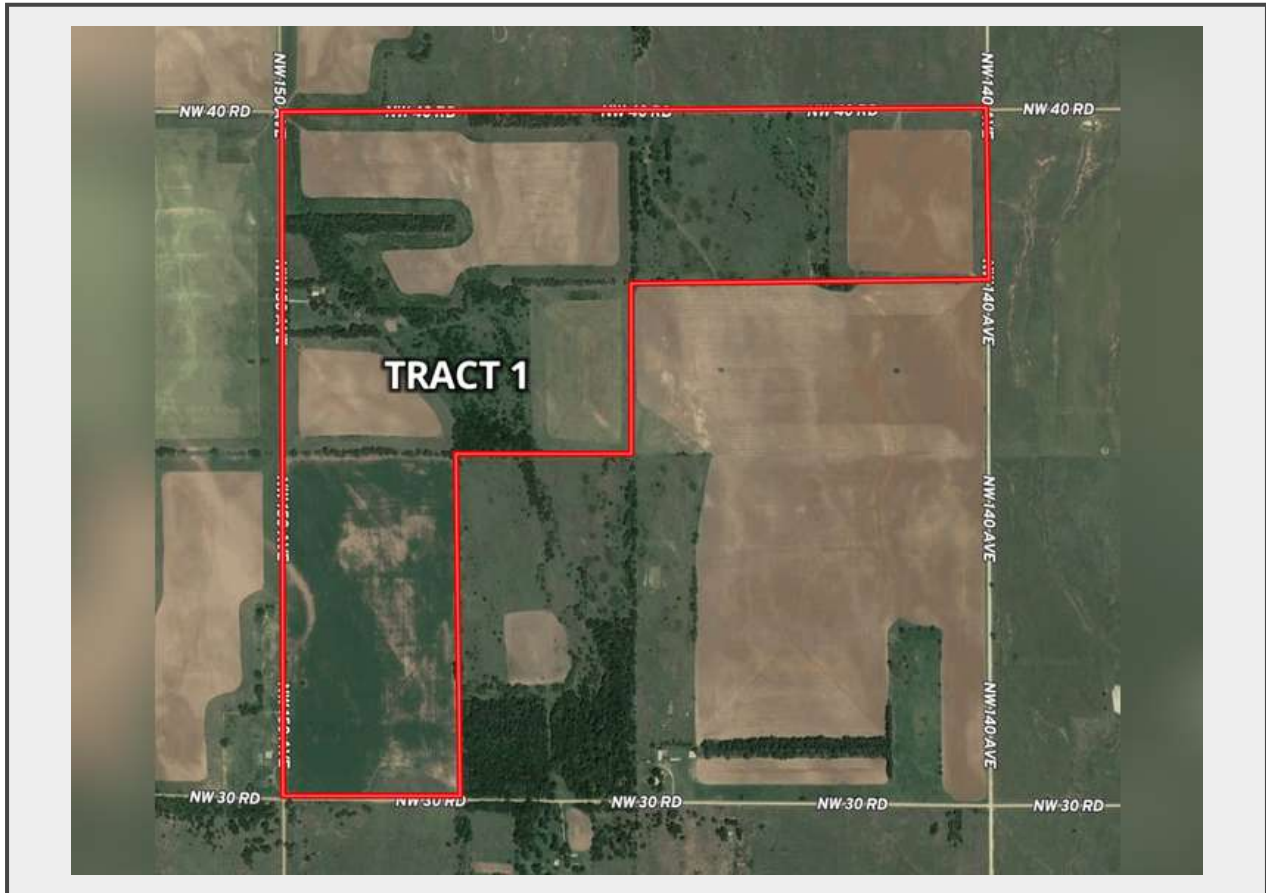


**Sale Name:** July 25th, 2022 Multi-parcel 780 +/- Acres - Harper Co., KS - LIVE & ONLINE Land Auction

**LOT 1 - Tract 1: 310 +/- Acres with Cabin & Buildings**



**Description**

[Click here to view highlight video ATTICA 780](#)

**Live Auction will begin Monday, July 25th at 11:00 AM. Online bidding will be available during the live auction.**

**There is NO Buyer's Premium.**

**The live auction will be held at the following:**

Attica Memorial Building  
302 N. Main St.  
Attica, KS

**LEGAL DESCRIPTION:** N  $\frac{1}{2}$  NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  of 4-33-9W & W  $\frac{1}{2}$  SW  $\frac{1}{4}$  of 4-33-9W of Harper County, KS.

**LOCATION:** Go west from Attica, KS on Hwy 160 for about  $\frac{1}{2}$  mile, turn left on NW 60 Rd. Go 3 miles turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd.

**DESCRIPTION:** 310 +/- acres that features a hunting campsite and cabin located in Kansas deer hunting Unit 16. The cabin boasts 3 bedrooms, metal roof, completely remodeled kitchen and bathroom, and bunk beds that sleep 12. A well provides water to the camp. Equipment storage is available on the property with a 2 car garage with metal roof. You will find several older barns and sheds near the house.

The property features approximately 170 acres of cultivation, 56 acres of buffer strips, and 84 acres of pasture and trees. Excellent habitat for deer, turkey, and quail. Food plots have been prepared for use this fall. Soils are 86% Class 2 with the balance Class 1 and 3.

**TAXES:** \$1,951.64 taxes will be prorated to the date of closing.

**MINERALS:** All of the Seller's mineral interest will be passed to the buyer on the N ½ NE ¼ & NW ¼ of 4-33-9W. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party. The minerals on W ½ SW ¼ of 4-33-9W are reserved by a previous Seller.

**POSSESSION:** Buyer will receive 2022 cash rent in proportion to the acreage purchased. Possession of the non-leased ground will be upon closing. Buyer has the right to hunt after closing.

**Quantity:** 1



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