

LAND AUCTION



1,395 AC± | 6 TRACTS

ALFALFA CO, OK, HARPER, SUMNER & RENO CO, KS

AUCTION: LIVE & ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/15/23 | **AUCTION TIME:** 1:30 PM

AUCTION LOCATION: HARPER COUNTY BLUE FAIR BARN
128 EAST 9TH STREET, HARPER, KS 67058



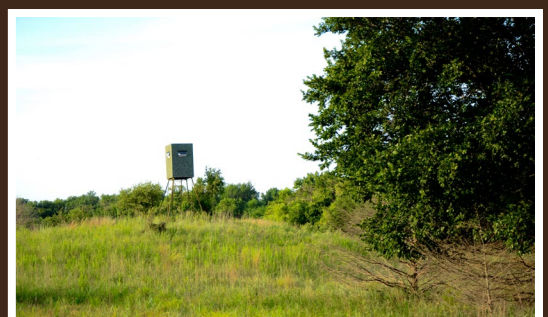
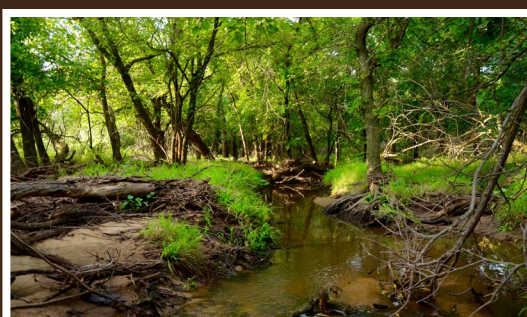
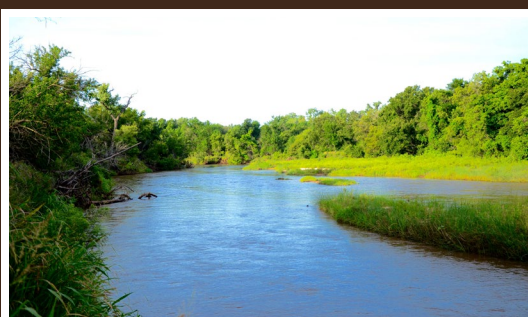
ALFALFA CO, OK: 270 ± ACRES

Offered in 2 tracts as 160 and 110 acres. Rare Find! Here's an opportunity to buy a Trophy Whitetail Property on the KS border! Imagine sitting in the blind on a cold November morning, watching deer filter into your property as they leave the KS crop-fields at daylight. OK rifle season is scheduled during the peak of the rut so this place would be a zoo! This is a beautiful property, loaded with rank bedding cover, plum-thickets, chest-high grass, and scattered Locust-groves. Heavy deer-trails are everywhere. Across the state-line are ag-fields, along with an irrigated Corn-field only ½ mile to the SW. You'll be hard-pressed to find a better trophy whitetail set-up. There's a new shooting house (Banks Blind), feeder, and food-plot; all turn-key and ready to hunt. There's a metal building with electric and a water-well in a great location to build a home or cabin. This property has some fantastic deer and pheasant hunting, and should be considered a premier Whitetail-hunting tract!



HARPER CO, KS: 640 ± ACRES

Offered in 2 tracts each 320± acres each. This full section of property in southern Harper Co. is located just over an hour from Wichita and a few miles north of the OK state line and has a solid stretch of Sandy Creek running through the western portion of the tract. This area of the county is a bit more pasture country with the Sandy Creek bottoms coming in from the north. The area is surrounded by big tillable agriculture fields both to the east and to the west making this creek bottom area excellent for wildlife especially deer and turkeys. Many mature deer have been harvested along Sandy Creek in past years and as a year round water source the wildlife will continue to use this natural setting as both bedding area and travel corridor. This property also has the ability to maintain some productive tillable wheat or milo acres with a range of soils including some Class II and Class I dirt. That combined with the fact that the eastern portion of the grass and tillable acres are fenced allows for some grazing options if so desired. The current owners have also taken time to carve out several food plot areas combined with feeders and blinds to increase the overall hunting options. These hunting spots have been set up along the creek bottom and have good access in and out from the east to be able to keep the deer comfortable with limited pressure. An all-around great tract with multi-use potential and excellent hunting attributes, this style property is in limited supply on the market. Please contact the listing agent for an in person viewing.



HARPER/SUMNER CO, KS: 180 ± ACRES

Hunting farms like this one which are along the famed Chikaskia River, just over an hour from Wichita, and are all cover don't come along very often. When they do, the serious hunters who hold knowledge of what these kind of farms produce are usually waiting in line for an opportunity to purchase such a farm. This farm is literally all hunting and recreation. It has great access and with blacktop frontage, but yet is secluded behind all its cover. To make the perfect hunting farm you need to start with all the right ingredients, and this farm has got that and more. It will make many memories for the family, the serious hunter, or the person looking to spend their Sunday afternoons sitting along a quiet river bank. Great opportunity for an outstanding recreational farm.



RENO CO, KS: 305 ± ACRES

Situated along the east border of the renowned Quivira National Wildlife Refuge, this property offers you unrivaled access to some of the best hunting and wildlife watching opportunities in the region. The refuge spans over 22,000 acres and is a haven for waterfowl, deer, and other wildlife, providing you with a unique chance to experience nature at its finest. For avid deer hunters, this property is a hidden gem. The area is known for its robust deer population, and this property's prime location ensures that you're in the heart of the action. The combination of fertile soil, abundant food sources, and carefully managed hunting areas makes it an ideal destination for deer hunting enthusiasts. Waterfowl hunters will be thrilled with the exceptional waterfowl hunting opportunities this property offers. With strategically designed duck impoundments and natural wetlands, you'll have a front-row seat to some of the best waterfowl hunting in the region. There are two 6.5 acre floodable impoundments each with its own well with 13 acre ft allowed per well. Each well is approximately 65± ft deep with static water around 8 ft and yielding approximately 500 gpm. Whether you're pursuing ducks or geese, this property promises memorable hunting experiences. Convenience is key, and this property boasts easy access from major roads, making it hassle-free to reach your hunting and recreational haven. Whether you're coming for a weekend getaway or planning a more extended stay, you'll appreciate the straightforward access. In addition to its hunting appeal, this property offers tillable ground, providing income potential and agricultural possibilities. You can cultivate crops or lease the land to local farmers, further enhancing the investment value of this property. Don't miss the chance to make this remarkable property your own. With its exceptional location near the Quivira National Wildlife Refuge, superb hunting opportunities, and diverse features, it's a unique and valuable piece of real estate that offers both recreation and potential income.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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