



REAL ESTATE AUCTION

LIVE & ONLINE

319 ACRES OF NATIVE PASTURE, SOME CRP & RECREATION LAND

THURSDAY, SEPTEMBER 17TH, 2026 @ 10AM

AUCTION LOCATION

South Hutchinson Community Building,
101 West Ave C South Hutchinson, KS

LEGAL DESCRIPTION:

The West half of Section 32-25-9 in Reno County, KS

LAND LOCATION

From Langdon, KS go 1 mile west on Highway 61 to Huntsville Rd, then south ½ mile to the northwest corner of the property at Fountain Green Rd and Huntsville Rd.

- Features a nice maintained native pasture with approximately 254.46 acres of pasture with trees, ponds etc.
- Fences are well maintained barb wire fences with entrance gates on the west and south side of the property. Has a nice catch pen, and good gravel roads on 3 sides of the property.
- Wolf Creek runs through the pasture with a live stream along with a pond. A nice group of trees provide a nice, wooded area giving shade & shelter in the East half of the Northwest Quarter
- The pond, trees and wooded area provide great habitat with unlimited recreational potential; the picture of the deer, geese, & ducks were taken on this property
- Pastureland and recreational land seldom become available in one package. Don't overlook this opportunity while it is available & expand your cattle operation
- There are 2 additional sources of income with a 20.35-acre tract and a 44.19-acre tract of CRP with a contract of \$78.58 per acre or \$5072.00 annually with an expiration date of 9/30/2033
- CRP will be prorated by FSA, Buyer shall comply with the existing CRP Contract
- A great opportunity with good pasture rent and CRP income, and you can enjoy recreational potential at the same time
- Taxes: \$1515.33 to be prorated at closing
- Terms ; \$50,000 down on sale day and the balance is due in 30 days, not contingent upon obtaining financing. Down payment is nonrefundable



MORE PHOTOS ON BACK

TERMS AND CONDITIONS:

Sellers will furnish clear Title Insurance, Buyer will pay the closing fee at the Title Company, no Buyers premium will be charged, mineral rights not reserved by the sellers, transfers to the buyers. Property sold as is without written or implied guarantees, prospective buyers may conduct their own inspections prior to the auction. Property sold subject to any easements of record. Any announcements made on sale day take precedence over the auction ad. All information is deemed accurate and reliable to the best of our knowledge.

Sellers: Susan Ann & Dennis Harding Trust





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Paul Nisly
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