

# AUCTION

**762 Acres +/- of Elk County Land**

**FRIDAY, APRIL 28<sup>th</sup>, 2023 — 2:00 PM**

**AUCTION LOCATION: The Severy Community Center – 117 N. Kansas Ave., Severy, KS**

## **TRACT 1 – 241 Acres +/-**

241 Acres +/- of rolling native grass and mature blackjack oak timber, a hunter's paradise! Whitetail deer sign is evident everywhere you go on this property from the numerous rubs and scrapes to the heavily traveled deer trails criss-crossing the property. Several draws cross the property offering elevation change and rolling terrain. With native grass and 2 ponds for water this property also offers good livestock grazing. You'll find plenty of cover and bedding areas for deer as well as ample acorns for a food source. Once on this property it has a very secluded and remote feel while still maintaining good access to the property. There are numerous places for food plots, feeders, stands, and blinds to really create your own Kansas hunting paradise. The potential and possibilities for a combination property like this are endless, don't miss this opportunity to own a property of this caliber!

**LEGAL DESCRIPTION:** The NW/4 & N/2 SW/4, S26, T28, R12E, Liberty Township, Elk County, Kansas.

**2022 REAL ESTATE TAXES:** \$782.66

**TRACT LOCATION:** Approximately 1 mile south of Fall River on Road 28, then 1 ½ Miles West on Turkey Rd. (On the Southwest corner of the curve on Turkey Rd.)



## **TRACT 2 – 160 Acres +/-**

160 acre +/- tract of native grass offers many features with sloping terrain and a 2.5 acre clear, spring-fed pond secluded by blackjack oaks, cedars, and sandstone outcroppings. The slopes leading down to the pond would set the scene nicely for a picturesque cabin to be built. The live springs feeding off the hills surrounding, converge at the mouth of the pond with crystal clear water running into it. The western slope of the draw is heavily timbered with blackjack oaks and red cedar trees, wrapping around to the eastern slope and presenting an opening down to the water's edge. The good water source and native grass on this property offers livestock grazing. There are remnants of an older homestead on the south end of the property. Whitetail deer hunting on this property is exceptional with great habitat and potential to make it your dream Kansas hunting property!

**LEGAL DESCRIPTION:** The SE/4, S23, T28, R12E, Liberty Township, Elk County, Kansas

**2022 REAL ESTATE TAXES:** \$535.60

**TRACT LOCATION:** Approximately 1 mile south of Fall River on Road 28, then 1 ½ Miles West on Turkey Rd. (On the North side of Turkey Rd.)

**Tracts 1 and 2 will sell choice tract by the acre, with the high bidder having the choice to take either or both tracts.**

## **TRACT 3 – 201 Acres +/-**

201 Acres +/- of rolling terrain, native pasture, draws, live spring-fed creek feeding into a secluded and clear pond, and an old rock quarry. This tract goes a mile into the middle of a block of land several sections square that has no roads running through offering an extremely secluded feel while still having ample access through ¼ mile of gravel road frontage. The tree covered and rocky draw sets the stage for the scenic and peaceful property. With crystal clear water and a rocky bottom along the majority of the creek the pond that it feeds is full and clear! With live water and good cover this would be a good property to winter livestock as well. A property of this nature and caliber lends itself to some world class Kansas whitetail deer hunting. The thick cover and dramatic sloping landscape is something of many hunter's dreams. The draw on the east end of the property has another smaller creek with thick cover. At the west end of the property is the abandoned rock quarry with solid rock faces, a large graveled area at the bottom with good drainage. This area could offer a great place for ATV/UTV recreation, all weather access to the property, and a good place to park the camper! Don't hesitate to come look at this property, you won't be disappointed!

**LEGAL DESCRIPTION:** The S/2 SW/4 & SW/4 SE/4, S25, T28, R11E, Paw Paw Township, Elk County, Kansas

**2022 REAL ESTATE TAXES:** \$746.90

**TRACT LOCATION:** Approximately 2 miles South of Severy on T Rd. to Turkey Rd, then 3 miles East to Road 21, then South approx. 1 mile to property on East side of Road 21.



## **TRACT 4 – 160 Acres +/-**

160 Acres +/- of tillable, native hay meadow, and native pasture with a barn, older farm house, and numerous outbuildings. This diverse property packs many features desirable to both farmers/ranchers and hunters. Approximately 78 acres of this quarter section are tillable and primarily Woodson and Kenoma Silt Loam soils. The approximately 12 acre native hay meadow is highly productive. Along the southern side of the property is approximately 60 acres of primarily native pasture land with some cool season grasses throughout as well as 2 ponds for water. The remaining balance of acreage is a mix of heavy/mature hedgerows, brome waterways, and the older home site. The home site includes a 40' x 48' barn with newer galvanized metal siding and a sliding barn door on both ends. A 20' x 30' brick chicken coop, older rail car and several other outbuildings are present around the house. The house is not in livable condition, the property did previously have rural water and electric (current condition of utilities is unknown and no representation is being made on function). This property offers great habitat for whitetail deer with ample food sources, thick bedding areas, and heavily covered travel paths along the hedgerows. This tract has tremendous opportunity to turn into a whitetail deer hunting property and has the added benefit of return on your investment through the farming income!

**LEGAL DESCRIPTION:** The SE/4, S33, T28, R11E, Elk County, Kansas

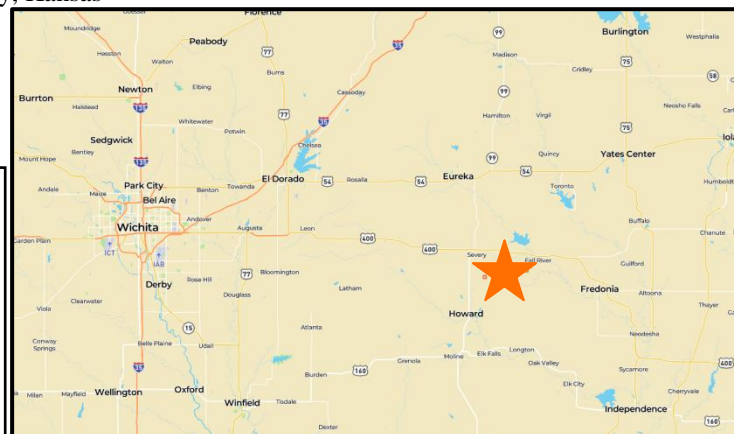
**2022 REAL ESTATE TAXES:** \$1,973.34

**TRACT LOCATION:** 1927 Road 19, Howard, KS – Approximately 2 miles South of Severy on T Rd. to Turkey Rd, then 1 mile East to Road 19 and approx. 2 miles South to property on West side of Road 19.

**SEE REVERSE SIDE  
FOR MORE  
PICTURES!!!**

**Tracts 3 and 4 will sell individually by the acre.**

**TERMS OF SALE:** A non-refundable down payment/earnest money of \$50,000 (Tract 1), \$30,000 (Tract 2), \$40,000 (Tract 3), & \$30,000 (Tract 4) to be applied to the purchase price, will be required at the close of the sale with the signing of the purchase agreement. The balance of the purchase price will be due at closing in certified funds. Property will not sell subject to financing, appraisal, inspections, or survey and is selling in its present condition without warranty. Buyer and Seller shall equally share the cost of the title insurance & closing fee. Closing date shall be on or before May 26th, 2023. Buyer will take immediate possession on approval of title & full payment of purchase price. Inspection of property will be by appointment only and can be made by calling Alan Johnson @ 620-750-0093 or Lane Johnson @ 620-750-0217. **JOHNSON REALTY** will act as the agent for the Seller. Statements made the day of the sale will take precedence over any prior statements made or implied. Seller reserves the right to accept or reject the final bid.



**MRS. BILLY "VIRGINIA" STEWART**

**Alan Johnson,  
Broker/Auctioneer**

**620-750-0093**

**Lane Johnson,  
Realtor**

**620-750-0217**



**JOHNSON  
REALTY**

**www.alanjohnsonrealty.com  
620-583-7693 ~ 1901 E. River, Eureka, KS 67045**



**Estate Attorney  
Bob Johnson  
620-365-3778  
Johnson-  
Schowengerdt, PA**



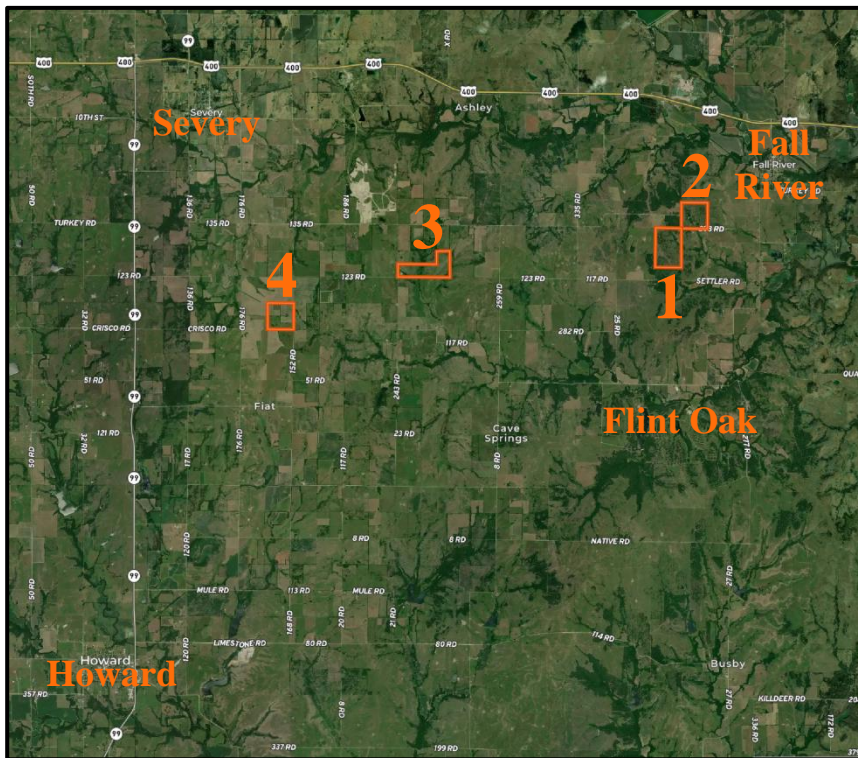
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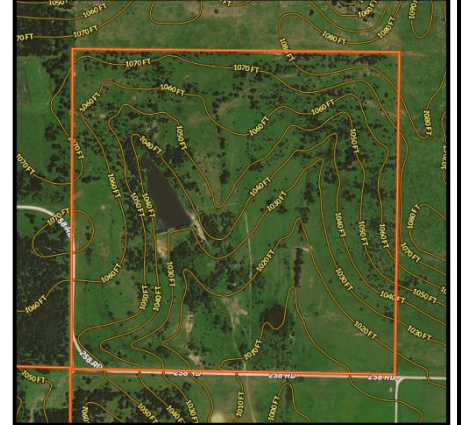
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## TRACT 2 - 160 Acres +/-



## TRACT 3 - 201 Acres +/-



## TRACT 4 - 160 Acres +/-



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