

ONLINE ONLY - NORTH OF MADISON

AUCTION

33 Acres +/- w/ House & Outbuildings

WEDNESDAY, FEBRUARY 12th, 2025 — 2:00 PM



We are honored to offer this 33 acre +/- tract of premium recreational land with improvements located just 1 mile North of Madison, KS, selling at online auction on Wednesday, February 12th, 2025. This property offers a tremendous amount of appeal with just a short drive from town and easy highway access. This property is full of interesting history from the abandoned railroad right of way running across the property to the cemetery dating back to the mid 1800's sitting adjacent to the railroad. The Kelly Branch creek running through the property meets the Verdigris River just a half mile south of the property. This creek offers excellent running water for livestock and wildlife as well as adding to the overall beauty and character of this tract. The house sits back off the road with a picturesque tree lined driveway running up the hill to the farmstead offering seclusion but very easy access to the highway.

The 2 bedroom house has 819 sq. feet with a full unfinished basement and large screened front porch. The house has central heat & air and utilities include rural water, electric & propane tank. The washer and dryer in the basement are included as well as the gas range in the kitchen. The outbuildings and improvements are older and include a livestock barn, shop, garage, storage shed, and cattle pens.

If you are looking for a recreational property, this tract features a good balance of timber, cover, and grass meadows allowing for excellent whitetail deer and turkey hunting. Several of the secluded meadows would yield themselves well to make highly productive food plots. As evidenced by the pictures, this property attracts a healthy population of Whitetail deer activity.

If you are looking for a property to raise livestock or start your own farm, this property has good exterior boundary fences along with livestock pens, sheds and sufficient water. This would make a great place to start your own small scale or hobby farm!

This property packs a lot of features into an affordable sized tract that you will definitely want to take a look at if you are in the market for an improved small acreage with some seclusion and easy access to a paved highway!



**FOR COMPLETE LISTING INFORMATION,
PICTURES, AND TO BID VISIT:
WWW.ALANJOHNSONREALTY.COM**

LEGAL DESCRIPTION: The SE/4 of the SE/4, Less Road Right-of-Way, Section 2, Township 22, Range 11 East of the Sixth Principal Meridian, Greenwood County, Kansas. (32.60 Taxable Acres - To be legally described in deed.)

TRACT LOCATION: From Madison, proceed North on Highway 99 to 380th St., then turn West on 380th St. Property is on the NW corner of the intersection.

2024 REAL ESTATE TAXES: \$720.40



TERMS OF SALE: 32.60 Taxable acres, will be selling by the total dollar. The contract price will be the final bid plus a 10% buyers premium. A non-refundable down payment/earnest money of \$25,000 will be required at the close of the auction along with the signing of the purchase agreement. Earnest money will be applied to the purchase price at closing. 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. 2025 real estate taxes will be prorated to the date of closing. Closing date shall be on or before March 12th, 2025. Possession will be on the date of closing. 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.

GOBER FAMILY REVOCABLE TRUST

**Alan Johnson
Broker**

620-750-0093

**Lane Johnson
Associate Broker**

620-750-0217



**JOHNSON
REALTY**

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**Roger Johnson
Realtor**

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