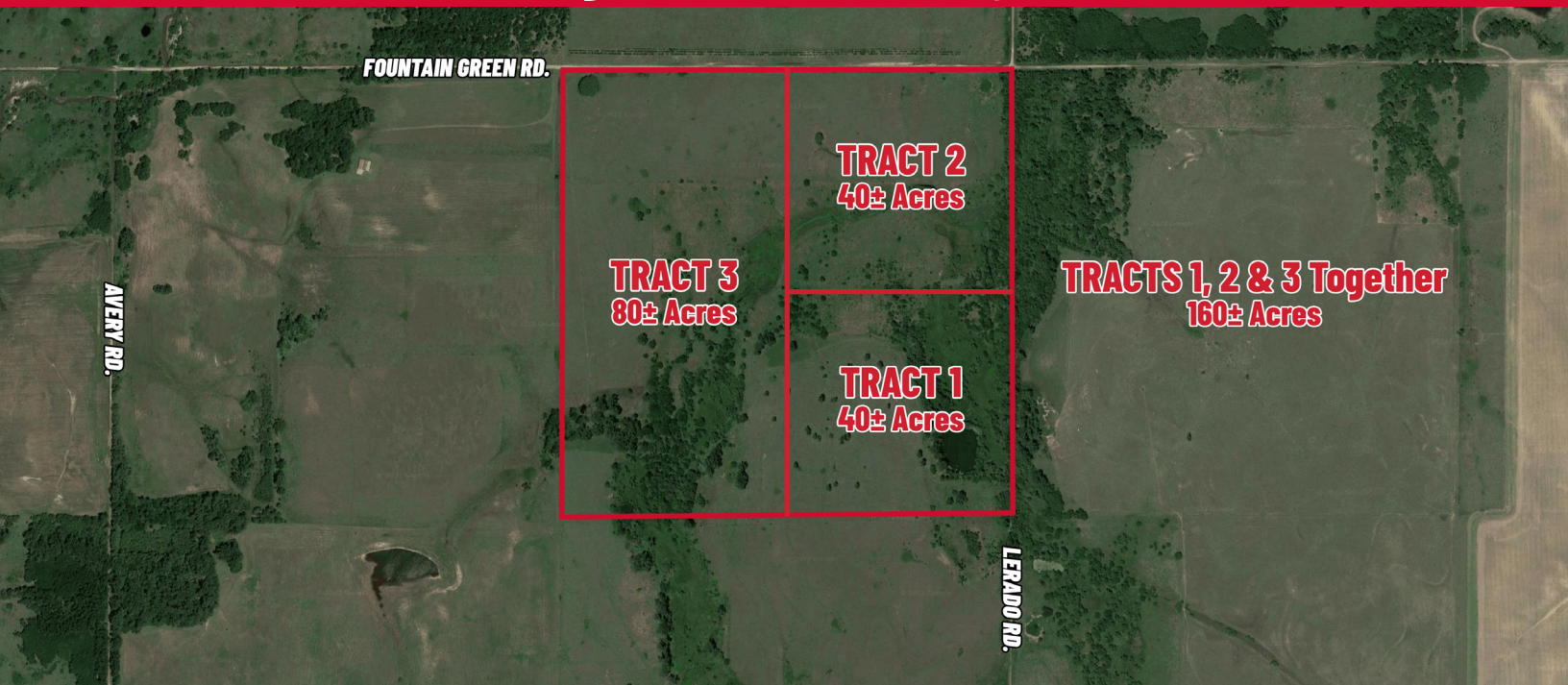


MULTI-TRACT RECREATIONAL LAND AUCTION

SWc Fountain Green Rd. & Lerado Rd., Langdon, KS

ONLINE ONLY Bidding Ends Thursday, June 2, 2022 Starting @ 11 AM CDT

Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



TRACTS OFFERED SEPARATE AND TOGETHER

Excellent opportunity to buy land! Don't miss out on your chance to bid on premier recreational land in Reno County Kansas. Offered separately and together this quarter section of land offers something for everyone. Established grassland, timber, pond, seasonal springs, creeks, excellent whitetail population with great genetics and upside, waterfowl, turkey, and quail. The subject property is located between Arlington and Langdon, KS just south of HWY 61 and due northwest of Kingman. 1 Hour from downtown Wichita, 30 minutes from Hutchinson, and 30 minutes from Pratt. Invest in land you can enjoy today!

TAXES
GENERALS: \$455.62 | SPECIALS: \$7.97
individual parcels TBD by survey

TRACT 1 - Bidding Ends at 11 AM CDT
Consists of 40± acres in the southeast corner of the quarter section. Features a beautiful pond great for fishing or waterfowl hunting, rolling topography, seasonal spring feed wetlands, and a great mix of native pasture and timber. Access is available off West Parallel Rd. S Lerado Rd. dead ends into the property offering secluded access. Mineral rights are believed to be intact and will transfer to new owners.


TRACT 2 - Bidding Ends at 12 PM CDT
Consists of 40± acres in the northeast corner of the quarter section. Features include seasonal spring fed wetlands and creeks, rolling topography, and a great mix of native pasture and timber. Great access from Fountain Green Rd. with a quarter-mile of frontage. Mineral rights are believed to be intact and will transfer to new owners.

TRACT 3 - Bidding Ends at 1 PM CDT
Consists of 80± acres on the west half of the quarter section. Features included seasonal spring feed wetlands and creeks, rolling topography, and a great mix of native pasture and timber. Great access from Fountain Green Rd. with a quarter-mile of frontage. Great building sites for a cabin or dream home! Mineral rights are believed to be intact and will transfer to new owners.

TRACTS 1, 2 & 3 TOGETHER - Bidding Ends at 2 PM CDT
Option to buy the quarter in its entirety. The combined bid on tracts 1, 2, and 3 will establish the starting bid for the entire 160± acres. Any advancement of the combined bid, should the bid be accepted by the seller, will result in the bidder buying the entire tract. The successful bidder will be required to sign a Real Estate Purchase Agreement at the conclusion of the auction and deposit the required earnest money in an acceptable time frame. Should no such bid be placed, high bidders of each individual tract will be required to sign a Real Estate Purchase Agreement if the bid amount is accepted by the seller. Mineral rights are believed to be intact and will transfer to new owners.



For more information, please visit our website at [WeigandAuctions.com](https://www.WeigandAuctions.com) or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



KAA
AUCTIONEER



NAA
AUCTIONEER

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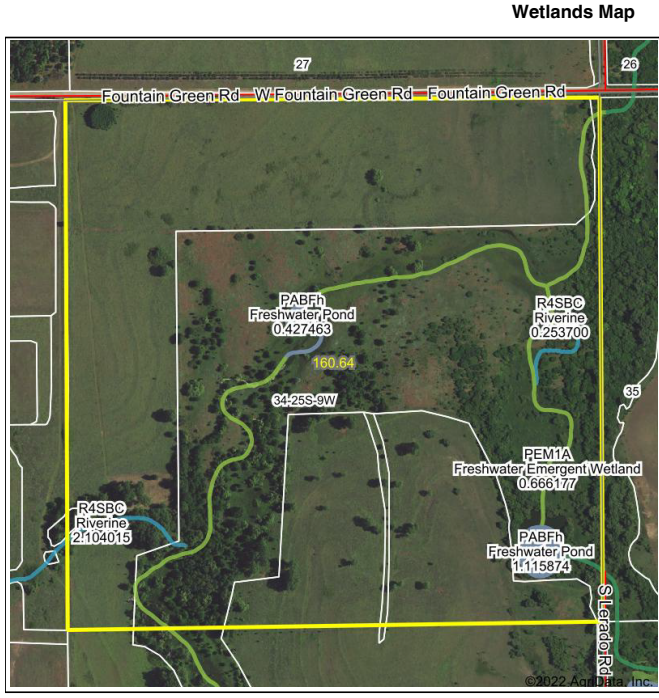
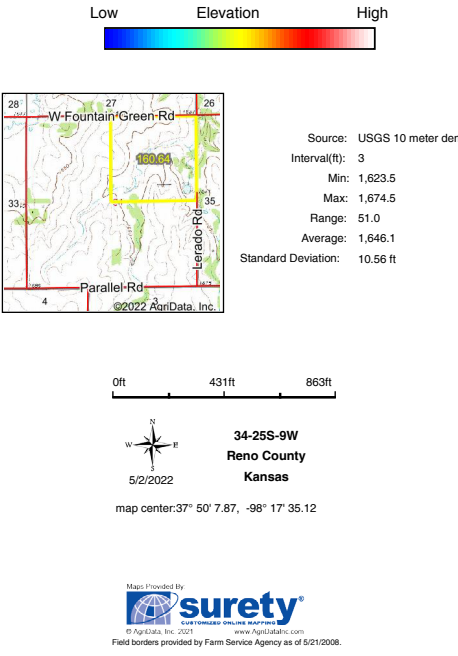
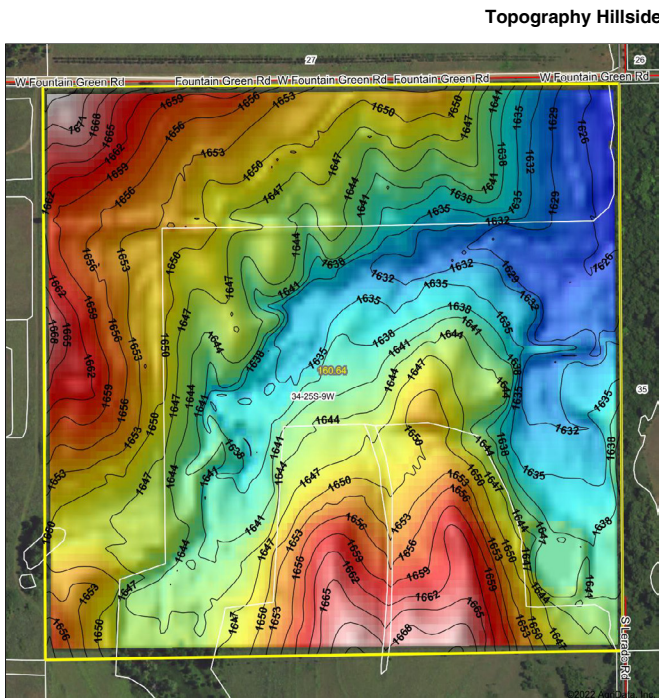
AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [WeigandAuctions.com](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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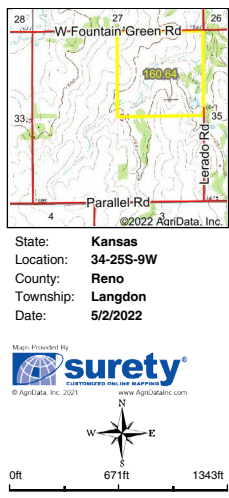
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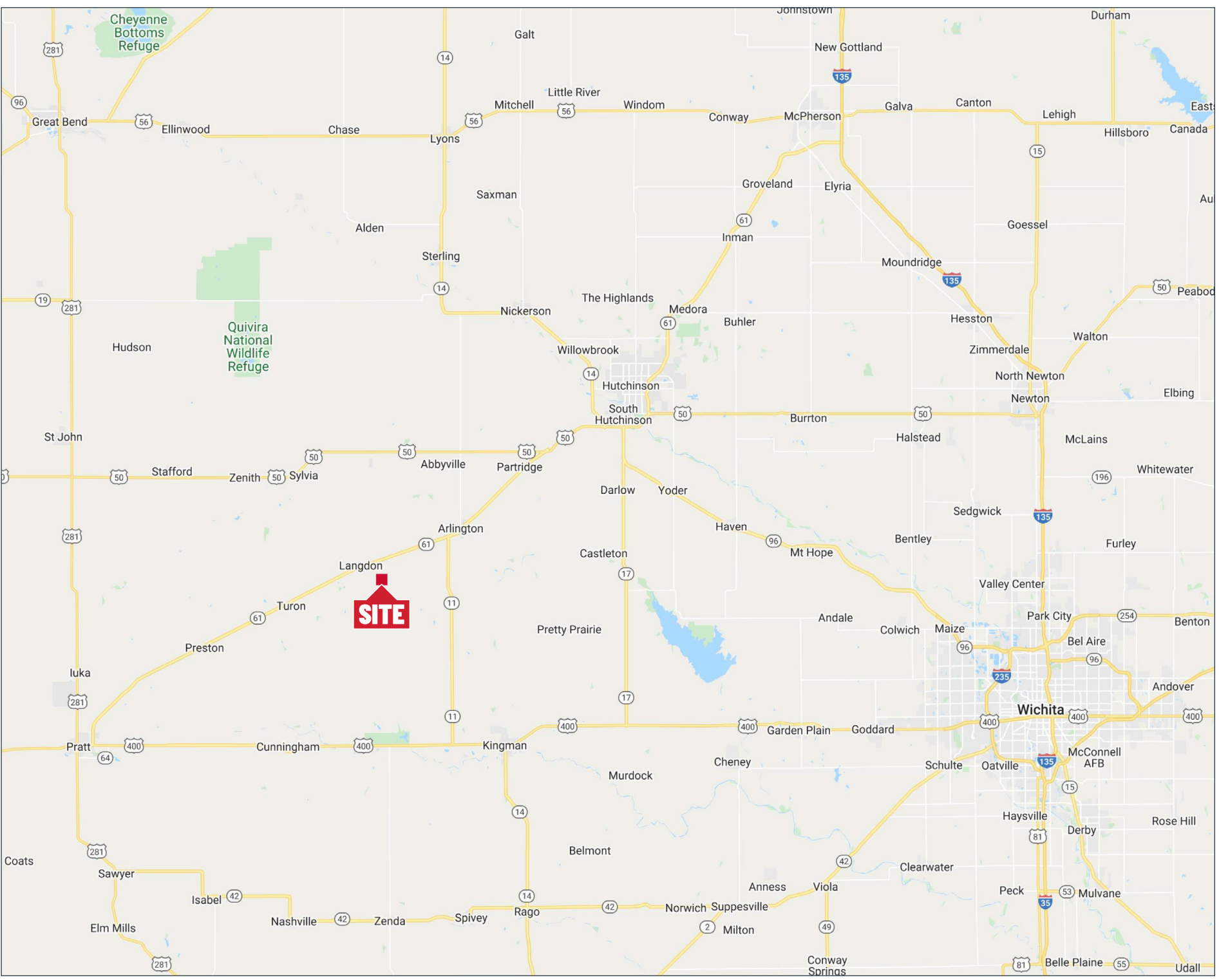
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Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.96
PABFh	Freshwater Pond	1.54
PEM1A	Freshwater Emergent Wetland	0.67
R4SBC	Riverine	0.56
PFOA	Freshwater Forested/Shrub Wetland	0.10
Total Acres		4.83




Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>






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