



Bourbon County Kansas Land iAuction - A&S Farms

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, JUNE 7TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM

PROPERTY ADDRESS:

00 Hwy 54
Redfield, KS 66769

ACRES: 306
COUNTY: Bourbon

AUCTION DETAILS:

Property Preview Saturday, June 3rd 10AM to Noon.

Welcome to a sprawling 306± acre property, located on highway 54 just minutes west from the charming town of Ft. Scott, Kansas in the picturesque Bourbon County. This expansive offering is being offered via iAuction in 9 tracts, making it a versatile and flexible investment opportunity.

With a mix of cropland, pasture, recreation, potential build site and hay crop, this property is perfect for a multi-use farm operation. The fertile land is suitable for a variety of agricultural pursuits, making it a prime opportunity for farmers or ranchers looking to expand their operations or start a new venture. The property boasts a beautiful lake, offering a serene and scenic spot for recreational activities, and adds to the overall appeal of the land.

The potential of this property doesn't stop at farming or ranching, as it also offers great homesites and farmettes. Imagine building your dream home or establishing your own homestead amidst the rolling hills and lush pastures. The property's convenient location on highway 54 provides easy access and excellent visibility, making it ideal for a variety of commercial or residential uses.

With endless possibilities, this property is a canvas waiting for your vision to come to life. Whether you're looking to invest in a working farm, create a rural retreat, or

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develop a commercial venture, this property has it all. Don't miss this rare opportunity to own a piece of the beautiful Kansas countryside with all its potential and possibilities.

Tract 1: 11± acres along highway 54 and 115th street. Ideal building spot/farmette that's currently in row crop production.

Tract 2: 11± acres along 115th street. Ideal hobby farm with a small pond, wooded draw and a mixture of cropland and grassland.

Tract 3: 46± acres along 115th street. Great tract for a new home or weekend retreat with approximately 6-acre lake, grassland and scattered trees. Included in the sale is an 8x20 Conex Tiny Home. Good waterfowl hunting.

Tract 4: 21± acres along highway 54. Ideal hobby farm and new homesite that's currently in row crop and grassland. Bring your builder!

Tract 5: 36± acres extending out to highway 54. This tract consists of cropland, overgrown pasture, pond, and good hunting and recreation.

Tract 6: 29± acres along highway 54. This tract is approximately 50% tillable and 50% woods. Excellent hunting with a small pond and an older barn. Newer box blind and feeder convey.

Tract 7: 29± acres along highway 54. This tract is mostly tillable with some scattered trees. Nice income producing tract.

Tract 8: 113± acres along highway 54. Fantastic hunting and recreation tract with some tillable land. Beautiful pond, creek, bedding and food plot areas. Box blind and feeder convey.

Tract 9: 10± acres along highway 54. This mostly tillable tract fits into most everyone's investment portfolio and an ideal farmette.



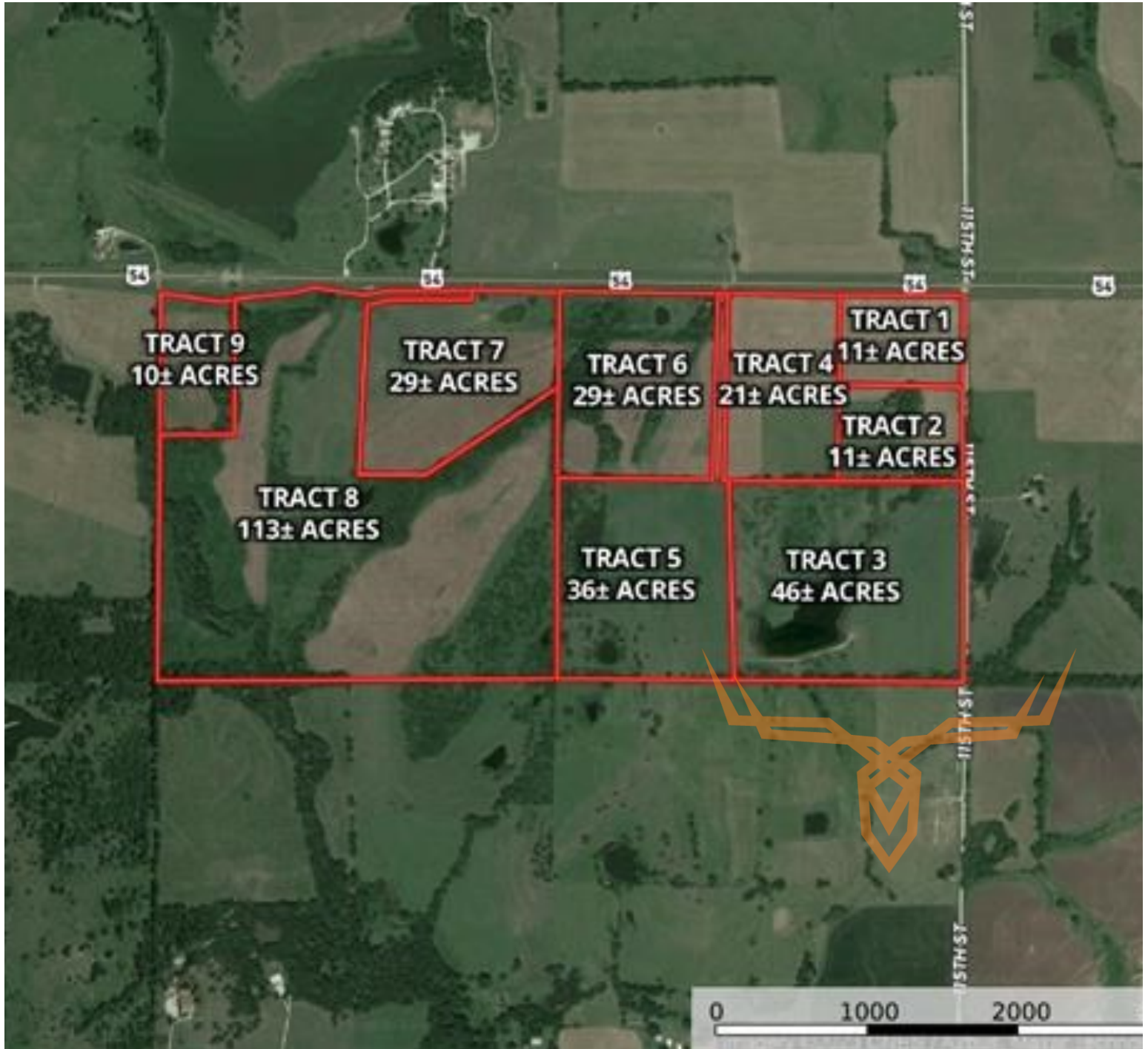
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