



**Thursday, April 2
 at 11:00 AM CDT**

Multi-Parcel

**LIVE AUCTION LOCATION:
 Westview Lodge
 1100 W 14th St
 Harper, KS**

**ONLINE BIDDING:
 GAVELROADS.COM**



TRACT 1



TRACT 2



TRACT 3



TRACT 4

304± AC | Harper Co, KS

Tract 1 – 80± Acres | Farm Income & Prime Habitat

Tract 2 – 80± Acres | Premier Hunting & Water Features

Tract 3 – 25± Acres | Country Home & Improvements

Tract 4 – 119± Acres | Creek Bottom & Wildlife Paradise

Discover a rare opportunity to own 304± acres of premium Harper County farm and hunting land with Bluff Creek running through. Located southeast of Attica, this multi-parcel auction offers the perfect blend of productive farmland, outstanding wildlife habitat, and country living potential.

Whether you're seeking income-producing farmland, trophy hunting ground, a rural homesite, or a diversified investment opportunity, this rural property delivers. Bid on individual tracts or invest in the entirety—opportunities like this are hard to find and even harder to replicate.

TERMS: Earnest money required and shall be paid the day of auction with the balance due on or before May 4, 2026. Earnest money to be paid: \$10,000 per tract. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

Property Highlights:

- Excellent wildlife habitat
- Bluff Creek runs through
- House and large shop
- Whitetail herds visible
- 3 ponds and mature trees
- Rural water available

Location: From Attica, to access Tracts 1, 2, and 3, travel 4 miles east on Hwy 160 then 1 mile south on 60th Ave. To access Tract 4, from Attica, travel 3 miles east on Hwy 160 then 2 miles south on 70th Ave. Turn east on NW 40th Rd and proceed for ½ mile. The boundary for Tract 4 is on the north side of the road

Legal Description: (Final Legal Descriptions to be determined by survey if sold individually)

Tract 1: Part of the N/2 NE/4 35-32-8W, Harper Co, KS,

Tract 2: Parts of the S/2 NE/4 & N/2 SE/4 35-32-8W,

Harper Co, KS, Tract 3: Part of the S/2 NE/4 35-32-8W,

Harper Co, KS, Tract 4: Part of the SE/4 35-32-8W, Harper Co, KS

Minerals: Seller's mineral interests will pass to Buyer. There are two small gas wells on Tract 1 and 2.

Taxes: 2026 taxes will be prorated to the closing
 2025: \$3,403.50

POSSESSION: Farmstead and pasture upon closing. Cultivation after the 2026 wheat harvest.



Gene Francis
 Broker & Auctioneer
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 REALTOR®
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For More Information
GENEFRANCIS.COM

