163 +/- Acres
Selling in 1 Tract

KINGMAN COUNTY LAND

ONLINE ONLY Auction

Bidding Opens October 13, 2026 at 10:00 am CST

Bidding Begins Closing on October 27, 2026 at 2:00 pm CST

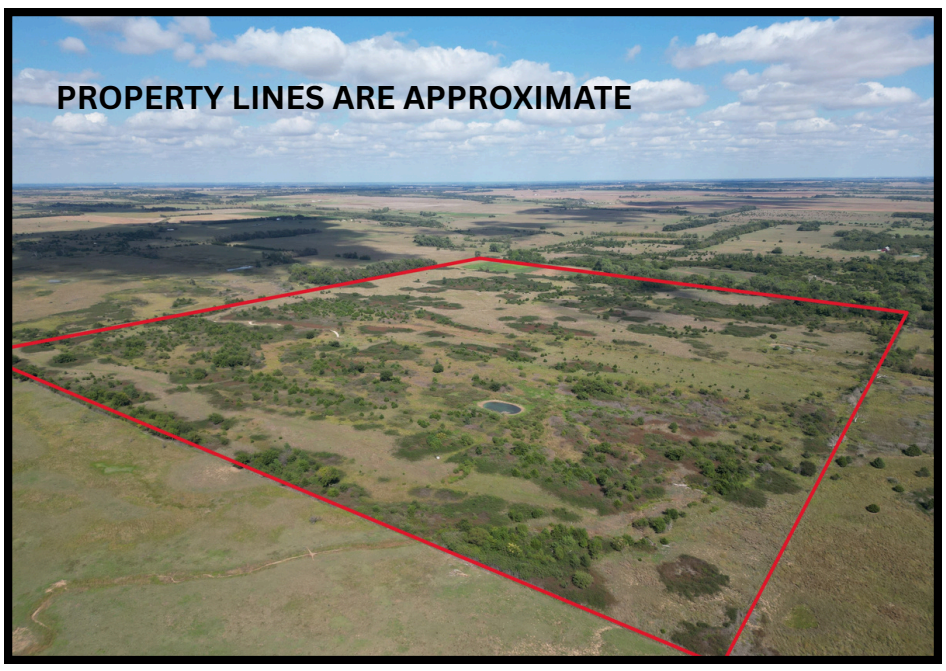
Selling: The Southwest Quarter of Section Thirty (30), Township Thirty (30) , Range Five (5) West of the 6th P.M. in Kingman County, Kansas

TRACT 1: 163 Acres +/-

Located near Norwich, Kansas, this 163± acre tract offers a diverse combination of recreational grassland, water, and wildlife habitat in Southeast Kingman County. The property features two ponds, Clearwater Creek, native grasses, scattered trees, areas of thick natural cover including cedars and blackberries, giving the acreage plenty of variety from one end to the other.

The mix of open grassland and heavier cover creates ideal habitat for wild game, with water sources and secluded areas throughout the property. The ponds add another attractive feature while the small creeks, established grasses, brush, and tree cover provide the type of habitat that makes this property well suited for hunting and other outdoor recreation. This farm has been in the Doty Family for several generations and has had minimal hunting pressure for years, making this tract ideal for your newest recreational investment. Access to the tract is limited from the North side allowing for minimal intrusion and privacy for all your out door activities. The property is ideally located less than one hour from Wichita, ten minutes from Norwich and twenty five minutes to Kingman.

For someone looking for a property they can enjoy throughout the year, this tract has a lot to offer. Hunt, explore, enjoy the outdoors, add to your grazing portfolio, or simply own a sizable piece of Kingman County land with a good combination of grass, water, cover, and recreational potential.



SELLER: Doty Family Trust

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ONLINE BIDDING

Opens on October 13

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A 5% Buyers Premium will be added to the contract price to determine the final purchase price.

Terms: The property will sell as 163 acres x the final bid per acre to establish a purchase price. The successful bidder will be required to sign a purchase contract and place 10% down in escrow with Security 1st Title. Balance will be due day of closing. Closing shall be held on or before November 25, 2026. Possession upon closing. Taxes for 2026 shall be prorated to the date of closing. The 2025 taxes were $822.62. Title insurance and escrow closing costs will be shared 50% Buyer and 50% Seller. All Sellers minerals, royalties, rights, title and interests (including reversionary interests) transfer with the sale of the land. The property sells non-contingent on financing. The Buyer has had the opportunity to complete all inspections to the property. Property sells As-Is in its current condition with no warranties, either expressed or implied. Subject to any easements, leases and right of ways of record. Floyd Auction & Real Estate LLC and its Agents/Auctioneers are working as Agents of the Seller. **Sells subject to Seller confirmation. A 5% Buyers Premium will be added to the contract price to determine the final purchase price.** Any announcements made online the day of sale will take precedence over printed materials.

Floyd Auction & Real Estate
"Your hometown real estate professionals."

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