70 +/- Acres
Selling in 1 Tract

PAWNEE COUNTY LAND

ONLINE ONLY Auction

Bidding Opens October 22, 2026 at 10:00 am CST

Bidding Begins Closing on November 5, 2026 at 2:00 pm CST

Selling: 70 acres +/- located in the Southeast Quarter of Section Thirty Six (36), Township Twenty One (21) , Range Seventeen (17) West of the 6th P.M. in Pawnee County, Kansas

Don’t miss this exceptional 70 +/- acre tract located in Unit 5 just Southwest of Larned, Kansas, offering a unique combination of productive farmland, scenic beauty, and outstanding recreational potential.

The property features the scenic Pawnee River running throughout the tract, creating a diverse landscape with deep, tree-lined river borders that provide excellent habitat and natural travel corridors for a variety of wildlife. The cropland also allows many excellent areas for plots. With the combination of water, timber, and open ground this makes an exceptional setting for hunting and outdoor recreation. The tillable land features fertile soils well suited for agricultural use, making it an excellent investment for the future.

Access is a breeze, with the property bordered by Road M, a paved blacktop road, providing convenient year-round accessibility. The scenic setting and natural features also make this property an attractive opportunity for someone looking for a potential homesite with room to enjoy the outdoors. This property is conveniently located within 5 minutes from all the restaurants, stores, businesses and features that Larned has to offer.

Whether you're looking to expand your agricultural operation, invest in land with recreational appeal, enjoy exceptional wildlife habitat, or find a scenic location for a future home, this 70-acre Pawnee River tract offers a rare combination of possibilities.

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SELLERS: Michael K. Floyd & Susan L. Floyd

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Mike Floyd
Broker
(620) 532-1887

The property will sell as 70 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 December 4, 2026. Possession upon closing. Taxes for 2026 shall be prorated to the date of closing. The 2025 taxes were $219.96. Title insurance and escrow closing costs will be shared 50% Buyer and 50% Seller.Possession of the crop following the 2026 -2027 harvest or August 1, 2027, whichever comes first. The new Buyer shall receive the cash rent of $40.00 per acre, based off the tillable acres. 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. **This property sells subject to Seller confirmation.** Floyd Auction & Real Estate LLC and its Agents/Auctioneers are working as Agents of the Seller. The property is owned by a Kansas-licensed Real Estate Broker and Salesperson. **Sells subject to Seller confirmation.** Any announcements made online the day of sale will take precedence over printed materials.

Floyd Auction & Real Estate
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