

LIVE & ONLINE LAND AUCTION

363± Acres / Barndominium
374 N 750 Road, Overbrook, Douglas County, Kansas

**Tuesday, October 7
at 11:00 am**

LIVE AUCTION LOCATION:

**Venue 1235
1235 N 3rd St
Lawrence, KS**

ONLINE BIDDING:

gavelroads.com

PROPERTY OPEN HOUSES:

9/16, 4PM -7PM

10/4, 11AM -2PM

Showings by Appointment



BLACK HAT RANCH



Description: This 363± acre property, selling as 1 tract, is 15 miles southwest of Lawrence and provides a unique combination of grassland, mature timber, and high-quality recreation. Bordering nearly two miles of Corps of Engineers ground on two sides, this property offers exceptional privacy with heavy timbered draws, creek bottoms, ponds, and dramatic elevation changes that create exceptional hunting opportunities and sweeping views. A 2008 barndominium anchors the property with 3,200 SF – 1,200 SF of living space (1-bed, 1-bath, open kitchen/family room, utility room) and 2,000 SF of heated & cooled shop/garage space for gear, toys, and gatherings, all wrapped in a porch made for sunsets. A 2,000 SF metal barn built in 2009 with twin roll-up doors and a solid concrete floor is ready for everything from equipment to weekend projects. Ranch infrastructure includes quality border & cross fencing, continuous fenced grow lot, loadout facility, and gathering pen, rural water, automatic waterers, and a recent perimeter survey.

Location: 374 N 750 Road, Overbrook, KS 66524
From K-10 & 59 Hwy, go south 1 mile, turn west on N 1200 Rd, follow curves for 7 miles to N 950 Rd & go 3 more miles, then south on E 550 Rd for 2 miles, west on N 750 Rd for 1.4 miles — property is on the right.

Soil Types: 50% Class III and IV

Minerals: Seller's mineral interest will pass to Buyer

Water: Seller's water interest will pass to Buyer

Possession: At time of funding

Taxes: (2024) \$5,056.16 - Taxes will be prorated to the date of closing

Legal Description: A combination of 7 parcels totaling 363 +/- acres in township 14, range 18 – refer to bidder packet for legal description & current survey

TERMS: Earnest money of 10% of the purchase price is required and shall be paid the day of the auction with the balance due on or before 11/6/2025. 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. HECK is agent of the seller. Gavel Roads is providing auction services and is acting as transaction broker. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

