

Online Auction - 5 Bed/3 Story Victorian Style Home on
40+/- Acres in SF Co., Ks
707 SW 70th Street
Saint John, KS 67576

\$1
40± Acres
Stafford County



**Online Auction - 5 Bed/3 Story Victorian Style Home on 40+/- Acres in SF Co., Ks
Saint John, KS / Stafford County**

SUMMARY

Address

707 SW 70th Street

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Farms, Residential Property, Single Family

Latitude / Longitude

37.85397 / -98.877334

Taxes (Annually)

2932

Dwelling Square Feet

2510

Bedrooms / Bathrooms

5 / 1

Acreage

40

Price

\$1

Property Website

<https://redcedarland.com/detail/online-auction-5-bed-3-story-victorian-style-home-on-40-acres-in-sf-co-ks-stafford-kansas/42435/>



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PROPERTY DESCRIPTION

Online Auction - 5 Bed/3 Story Victorian Style Home on 40+/- Acres in Stafford County, Ks

Auction Details: Online bidding only. The Red Cedar Team will be available at 2 NE 10th Ave., St. John, KS (one mile east of 281-50 round bout) from 4pm until the auction concludes to help answer questions, and register bidders.

Bidding opens 8/11/23 and will begin to end at 6:00 PM CST on 8/18/2023. The lot will have a "soft close" meaning that if a bid is placed within the last minute, the bidding will extend another 3 minutes until no more bids are placed.

Bid Online at HiBid.com [Register here!](#)

Property Address: 707 SW 70th St, Saint John, KS

Driving Directions: From St. John Hwy 281 head south 10 miles to Antrim (Emerson) blacktop (70th St) and head west 7 miles. From Pr head north on Hwy 281 to the Antrim (Emerson) blacktop and head west 7 miles. The farm is on the south side of Emerson blacktop intersection of SW 70th St. and SW 70th Ave.

Property taxes: \$2,932.36 include ground water management of \$56.00

Property Description: 5 bedroom / 3 story Victorian style home built in 1906, includes 40+/- acres located in Stafford County. The home has original hard wood flooring (refinishing needed) and beautiful wood trim throughout. The main floor consists of a living room, dining room, dine-in kitchen, utility room and 1 bedroom. The second story includes 4 bedrooms with nice closets and main bath which was remodeled in 2016. Third floor has a kitchenette, storage, nice sized carpeted room with large windows allowing plenty of light. New basement poured in 2008. Vinyl siding (2010), 50 year metal/asphalt roof (2003), central heat and air (2) units (2010). Updated electrical 2013. Double pane windows (some screens missing). Five original windows remain. New water pump (2023). Also includes a 2-car detach garage (28' x 21') and barn (36'x 48').

The acreage includes pasture, old irrigated acres, and some tree cover around the house / east side of the property. There are 28 AF of water rated to pump at 270 GPM. Its rare to have water rights on small acres! You could put in flood irrigation or use the water to make a pond contingent upon ground water management approval for the water usage. This area of the state is great for dove and waterfowl hunting. With a small shallow pond you are bound to attract all sorts of wildlife.

Auction Terms and Conditions:

10% earnest money down day of sale. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the day of closing. Any back taxes are the responsibility of the Sellers. Title and closing costs shall be split 50/50. Selling subject to any easements. What mineral rights the sellers own shall transfer. Irrigation equipment and water permit shall transfer. Real estate is not selling subject to inspections or bank approval. All boundary line maps are approximate. Real estate shall be sold with no disclosure statements.

The Sellers have elected to have online bidding only. Bidders must be preapproved with their lender, if applicable, prior to registering. Registered bidders will be contacted by a representative of the auction company for proof of funds/pre approval. Red Cedar Land Co. has the authority to establish all bidding increments. Red Cedar Land Co. reserves the right to accept, set or decline bidder permissions. Red Cedar Land Co. has the right to refuse, reject, or disqualify any bidders believed to be fraudulent, illegitimate, not competent, or in violation of any terms or conditions. Red Cedar Land Co. has the right to extend, pause, or delay the auction. Red Cedar Land Co. is not liable for a claim regarding poor internet connection/disconnection during or before the auction. All property information is believed to be accurate, however Red Cedar Land Co. is not liable for its accuracy. All real estate shall be sold as is, where is, with no warranties or guarantees. All inspections and verifications should be handled by all buyers prior to the auction. The land is being sold with Sellers confirmation on price.

We will confirm all sales with the seller before declaring "Sold". The winning bidder will be contacted to coordinate signing and collection of the earnest money.



Winning bidder must enter into a purchase contract no later than 5pm Monday, August 21st, 2023. If buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Payment by cashier's check or wire transfer only.

Red Cedar Land Co. is representing the Seller as a Seller's Agent.

Any announcements made day of sale shall take precedence over any other advertised material.

Please call Rita at [620-546-5347](tel:620-546-5347) for more information or to make an appointment to view.

Key Features:

5 bedrooms

Central heat and air

Detached 2 car garage

Paved road

Country living

Tillable acreage

Pasture

Water well

Irrigation well and Side Roll System for Cropland

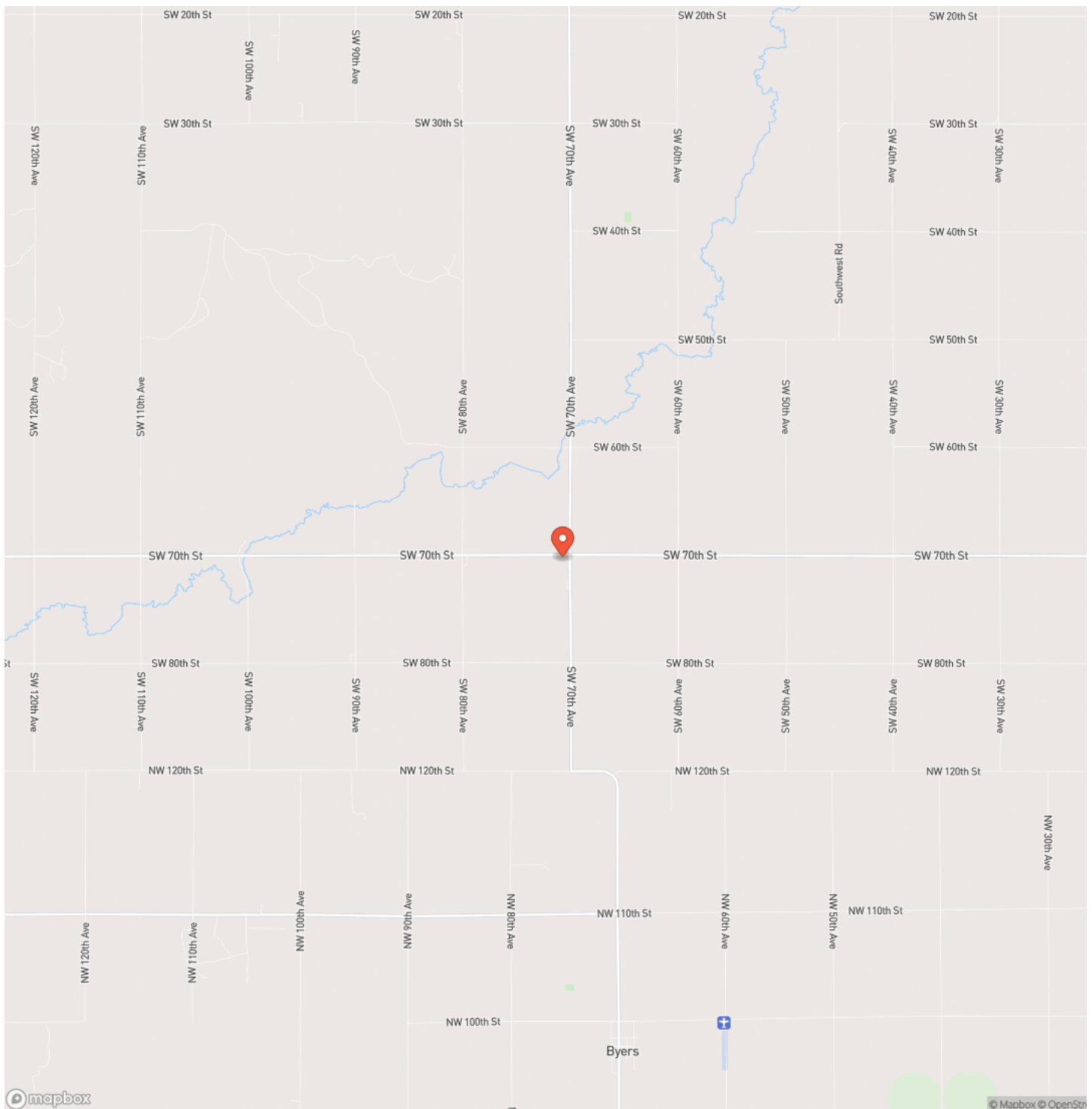
Barn



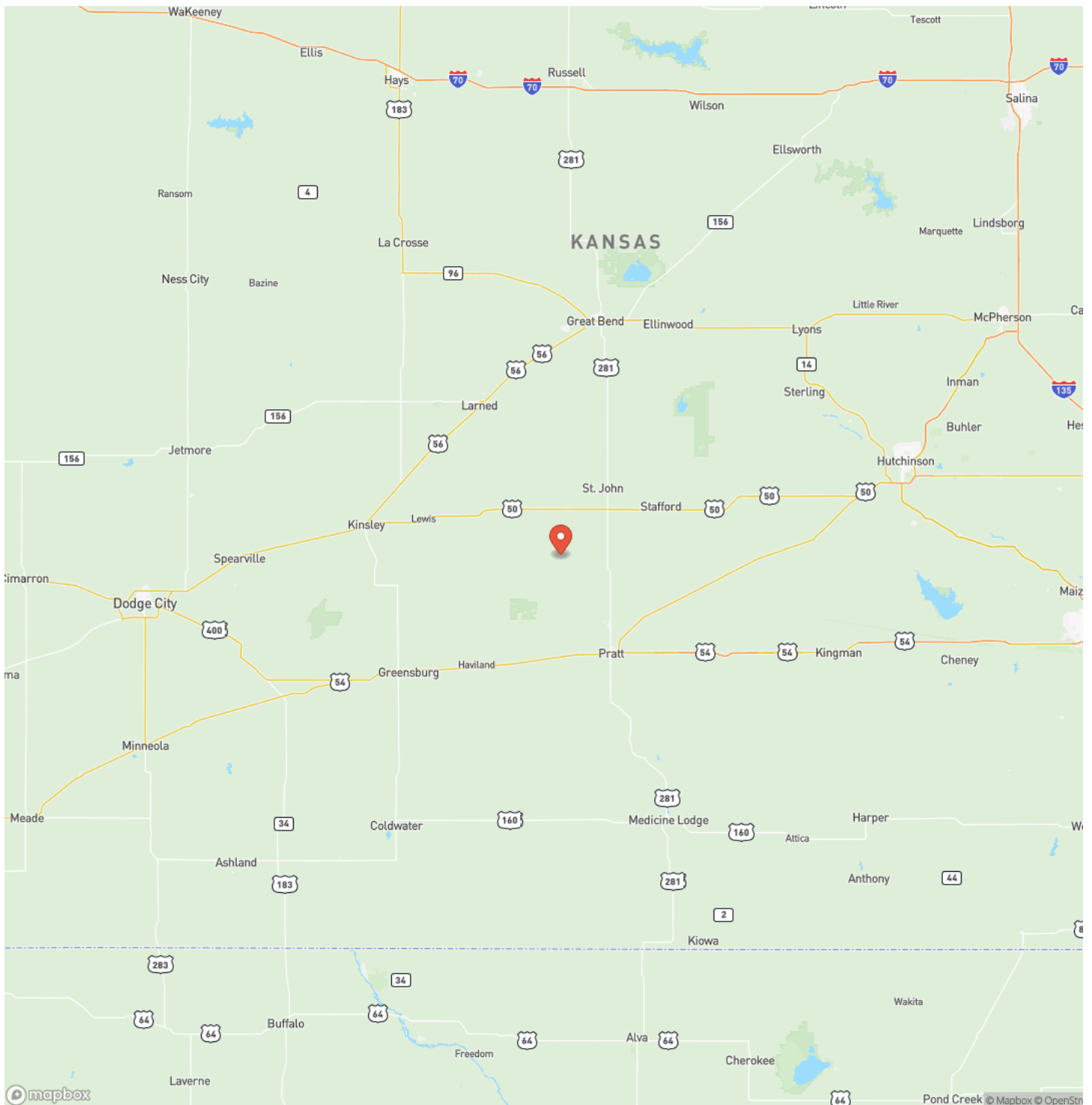
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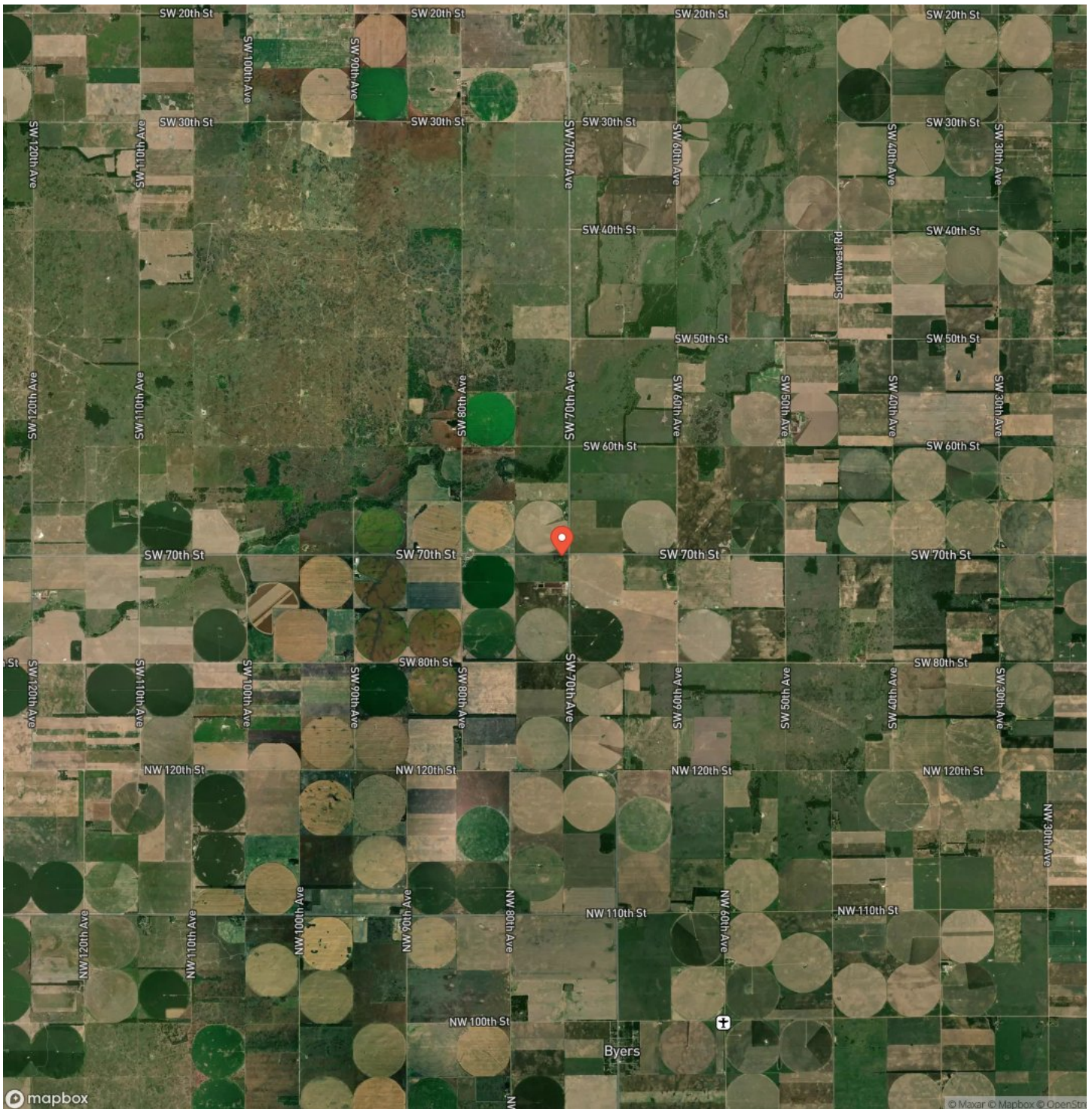
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Rita Stimatze

Mobile

(620) 546-5347

Office

(620) 546-5347

Email

rita@redcedarland.com

Address

City / State / Zip

Macksville, KS 67557

NOTES

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MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Red Cedar Land Co.
2 NE 10th ave
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