

**Auction - 155 +/- Acre Farm with Home, Shed,
Outbuildings, & Personal Property**
521 US W Hwy 50
Saint John, KS 67576

\$1
155± Acres
Stafford County



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Saint John, KS / Stafford County

SUMMARY

Address

521 US W Hwy 50

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Farms, Residential Property, Single Family, Hunting Land

Latitude / Longitude

37.955012 / -98.843887

Taxes (Annually)

3557

Dwelling Square Feet

2150

Bedrooms / Bathrooms

3 / 2

Acreage

155

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-155-acre-farm-with-home-shed-outbuildings-personal-property-stafford-kansas/44358/>



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PROPERTY DESCRIPTION

Auction 155 +/- Acres With 3 Bedroom 2 Bath Home, Shed, Garage, CRP, Alfalfa, Farm Equipment, and Personal Property.

Auction Details: ONSITE AUCTION starting at 11:00 am. We will sell the real estate first and the farm equipment / personal property to follow.

Property Address / Legal Description: 521 US W Hwy 50 Ave. St. John, KS. 67576 / unplatted subdivision-rural, 222, T24, R14, Acres 154.63, NE4 Less RD R/W Section 22 Township 24 Range 14

Driving Directions: Starting south of St. John at the 281/50 junction go west 5.25 mile just past the bridge the farm is on the south side of highway 50.

Property Taxes: \$ [3,557.31 \(2022\)](#)

Property Description: 155+/- acres total with 121.70+/- in CRP (116.70+/- Ac. in CRP 025, and 5.0+/- Ac. in CRP 12). The CRP pays \$6,019.00 per year at \$49.46 per acre, and expired in 2025. There are 16.08 acres in alfalfa, and the remaining acres in creek bottom / cover around the house. Spring Creek goes through the property from the south west corner to the north east portion of the farm. The CRP, run-off creek, and alfalfa are great sources for whitetail deer, pheasant, quail, and turkey.

The 3 bedroom 2 bath home has an additional family room and game room just inside the back door with additional storage believed to be made from the original garage. The large family room has a brick fireplace. The utility/mud room is accessed from the small enclosed porch and just off from the eat-in kitchen, or also accessed from the large family room. The kitchen located in the center of the home has the original solid wood cabinetry, double sink and solid surface counter tops, built in dishwasher. The front of the home has large living room/dining room combined. You will find on the west end of the home, two bedrooms with spacious closets and a bathroom with tub and the master bedroom with bathroom including fiberglass shower. Central heat/air combined single unit. There are additional outbuildings including detached two car garage 22' x 26' (1975), machine shop measuring 36'x75' (1974). This farm house manufactured in 1971 by White's Manufacturing in St. John, KS. The home, shed, and outbuildings are conveniently located off HWY-50 and secluded by trees.

Personal Property Items Selling: John Deere 4450 Tractor (with cab, duals, 3pt weighted and 5700 hours), Grasshopper Lawn Mower 14hp with catcher, King Kutter 6' rotary mower, 1953 Ford Jubilee tractor (in excellent condition), Honda 4-wheeler, JD portable 6200 model watt generator, oxy-acetylene welder, torches and gauges, welding table with vice, large assortment of hand tools, full lineup of power tools, aluminum loading ramps, 16' tandem axle car trailer, large batwing mower, misc farm implements, fuel barrels, scrap iron, washer and dryer, dining set, c rolltop desk, ornate framed wall mirror, collectibles, kitchen items, misc household items, and more!

Auction Terms and Conditions: 10% non-refundable earnest money down day of sale. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50. All real estate and personal property shall be selling as is where is with no warranty or guarantees. The land is selling subject to any easements – there is an underground pipeline going across the property. What mineral rights the sellers own shall transfer. The 2023 cash rent shall remain with the sellers. October 2023 CRP payment shall transfer to the buyer. Real estate is not selling subject to inspections or bank approval. We ask that everyone bidding is preapproved by your banks prior to bidding today. Red Cedar Land Co is a Sellers agent in the transaction. We are selling subject to Sellers confirmation on price today. **Announcements made day of sale shall take precedence over any other advertised material.**

For more information or to schedule a showing contact Rita Stimatze at [620-546-5347](tel:620-546-5347).

Key Features:

Alfalfa Acreage

CRP Income



Machine Shed

Outbuildings

HWY 50 frontage

Upland Hunting

Deer Hunting

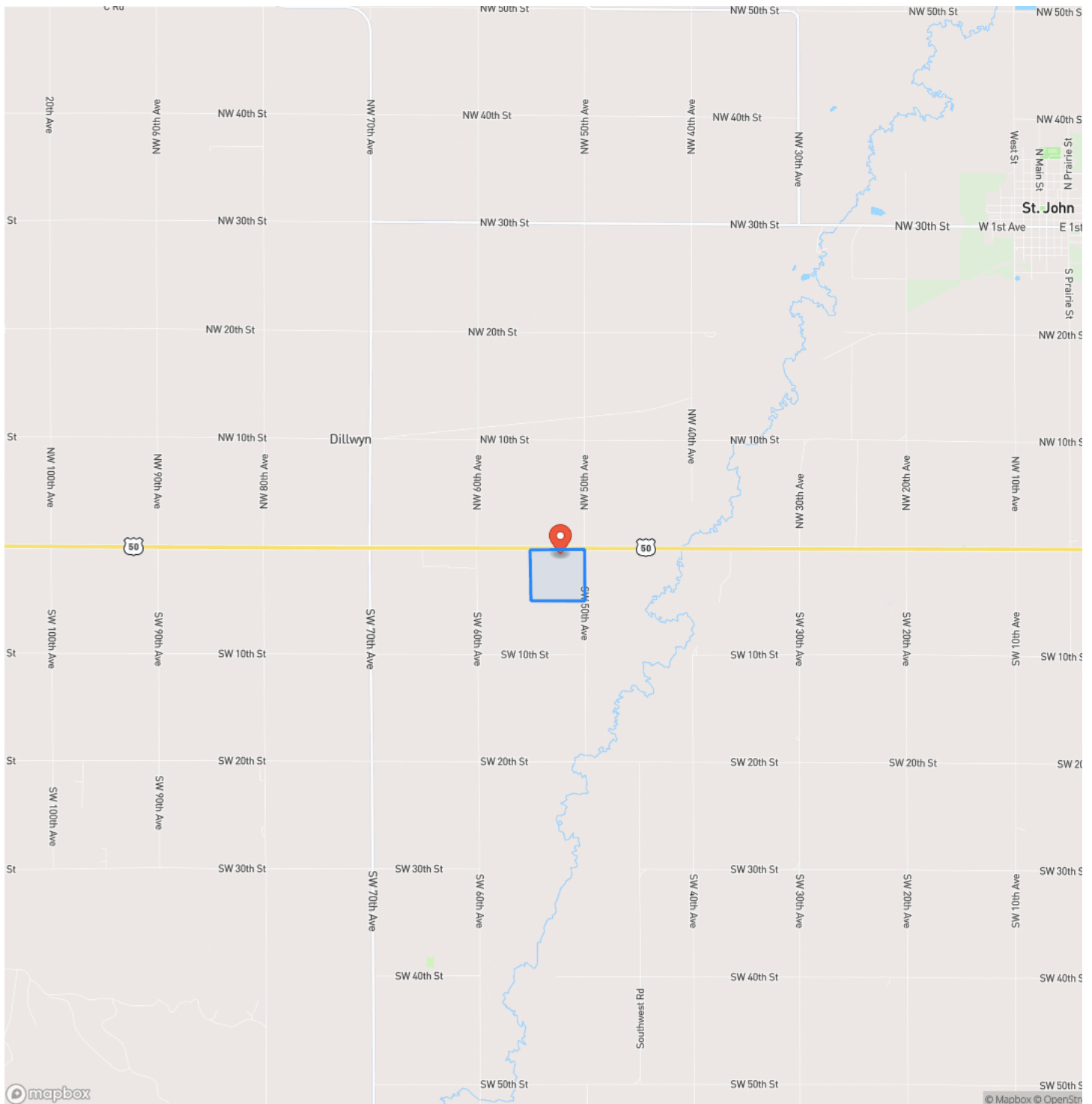


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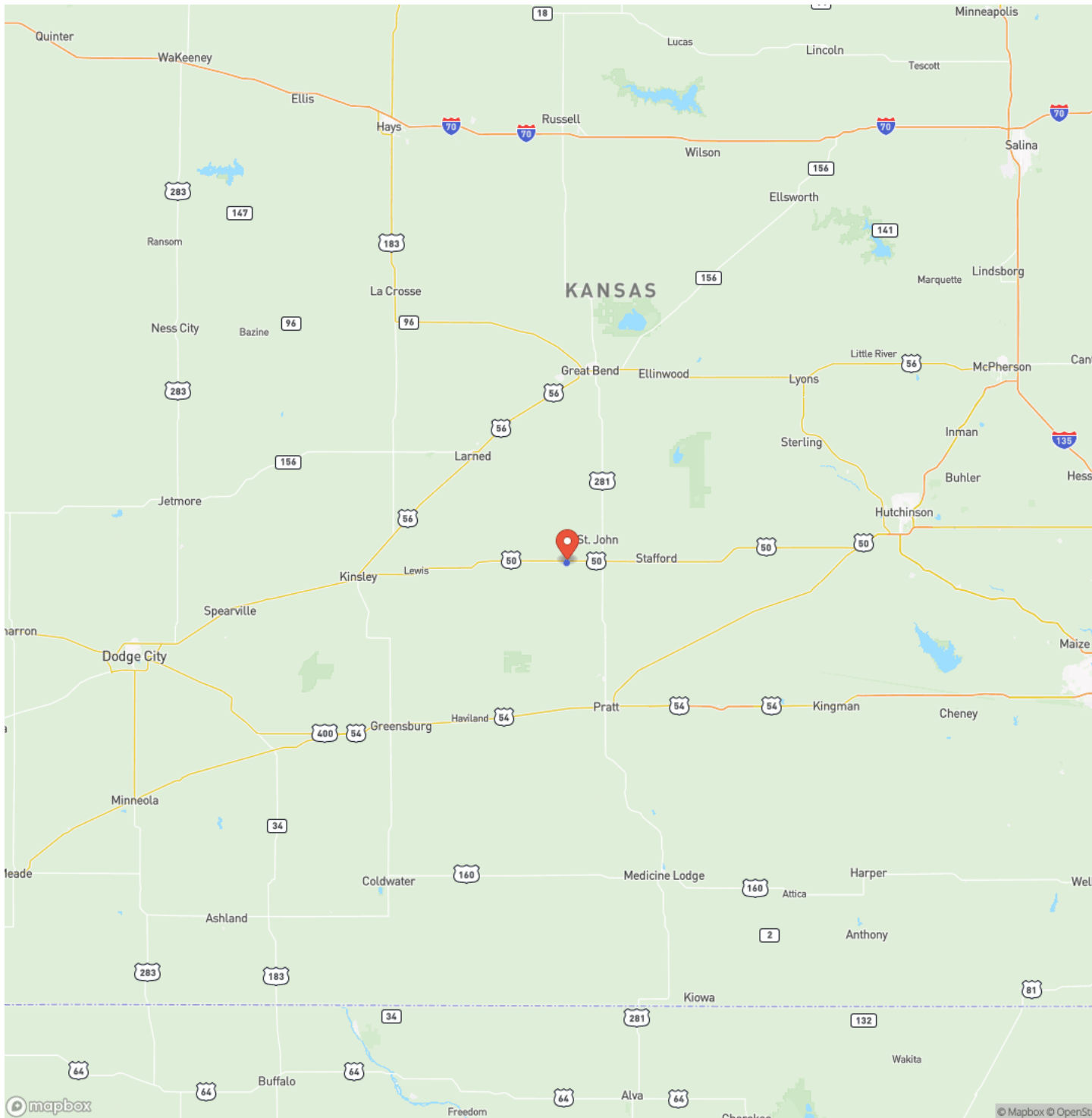
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Locator Map



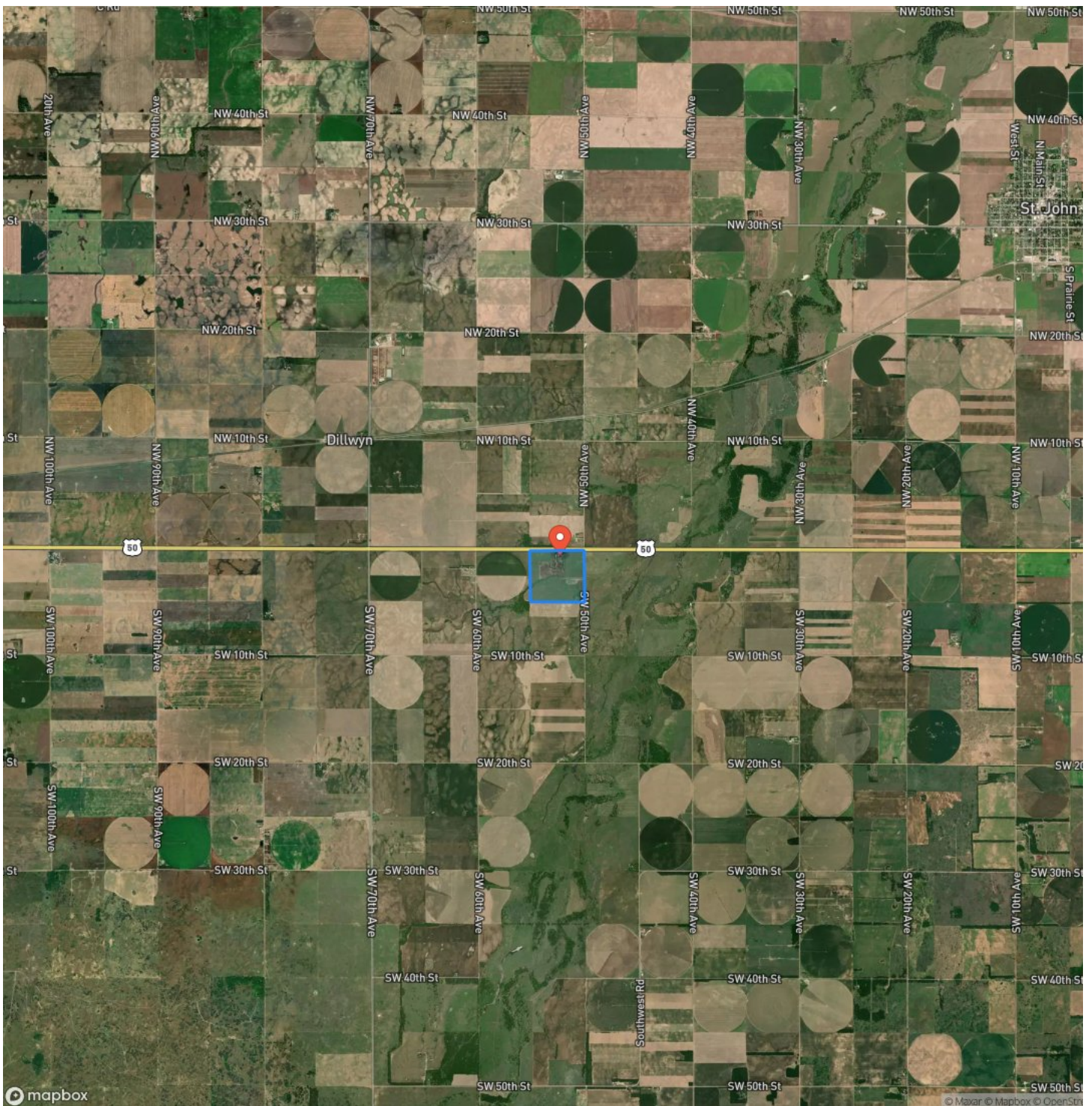
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Rita Stimatze

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(620) 546-5347

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Email

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Address

City / State / Zip

Macksville, KS 67557

NOTES



MORE INFO ONLINE:

redcedarland.com

[illegible]

redcedarland.com

DISCLAIMERS

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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 relationship 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.



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