

**158+/- Acres of Hunting + Tillable + Producing Minerals
in Stafford County, Kansas.**
Saint John, KS 67576

\$375,250
158± Acres
Stafford County



158+/- Acres of Hunting + Tillable + Producing Minerals in Stafford County, Kansas.
Saint John, KS / Stafford County

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Hunting Land, Farms

Latitude / Longitude

38.054392 / -98.862139

Acreage

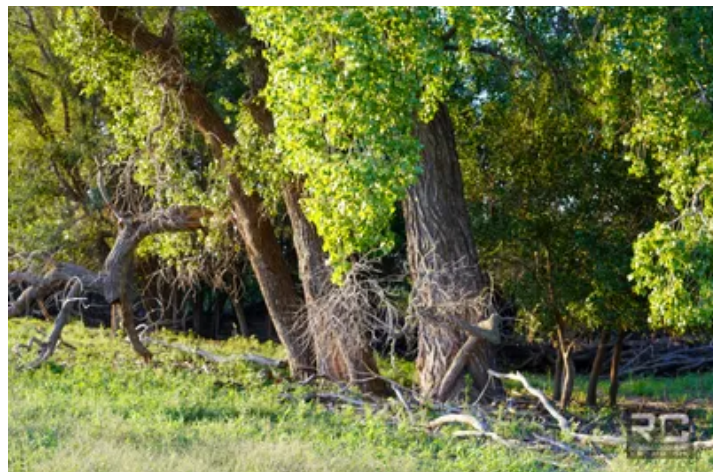
158

Price

\$375,250

Property Website

<https://redcedarland.com/detail/158-acres-of-hunting-tillable-producing-minerals-in-stafford-county-kansas-stafford-kansas/64508/>



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PROPERTY DESCRIPTION

158+/- Acres of Hunting + Tillable + Producing Minerals in Stafford County, Kansas.

Legals: NE/4 of S16-T23S-R14W

Driving Directions: From St. John, Kansas head west on 1st street blacktop / nw 30th st 6 miles to nw 60th ave. Take 60th ave 3.5 miles north and the property is on the west side of the dirt road.

Taxes: \$941.90

Property Description: Located just outside of St. John this farm is a great mixed use opportunity for farmers, hunters, and oil investors. The Wild Horse Creek cuts through the middle of the farm and has pockets of mature cottonwoods, locust trees, cedars, elm, and catalpa trees. 117+/- acres of the farm could be in tillable production. The property is currently being used for grazing and has 1 water well on the east end of the farm. Some years the tillable is drilled to rye for grazing or baled for crab grass. Fine Sandy Loam Class II and Class III soils with 1-3% slopes make up a large majority of the farm.

Deer Unit 5 in South Central Kansas has always been a solid area for hunting. The last 4-5 years of trail camera history shows this farm has been a good hunting tract even with cattle utilizing the property. With small enhancements to the land or being planted to CRP this tract could only get better every single year. The creek bottom and 1/2 mile long shelterbelt on the farm makes for a fun November as new bucks will show up to explore both stretches of timber.

There is one unitized oil well in production on the property with the owners share transferring to the buyer! Production records show an average between 1.5-2 barrels per day on the oil.

For more information or to schedule a showing contact Shane Smith at [620-282-1561](tel:620-282-1561) .

Key Features

Unit 5

Producing Minerals

Unit 5

Tillable Income

Runoff Creek

Mature Timber

Shelter Belt

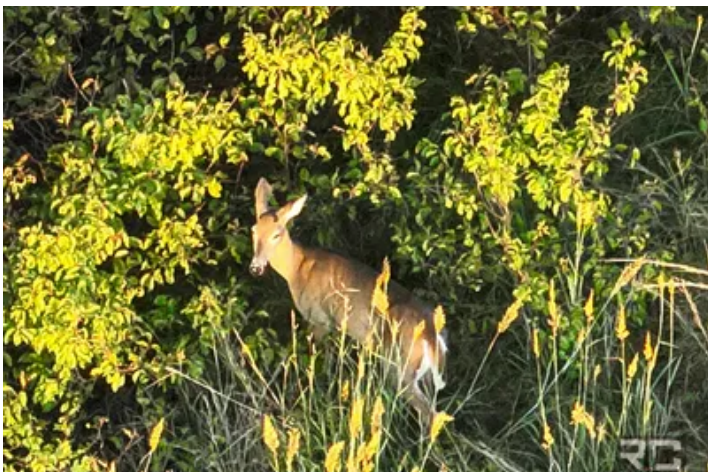
Deer History

Turkey

Quail

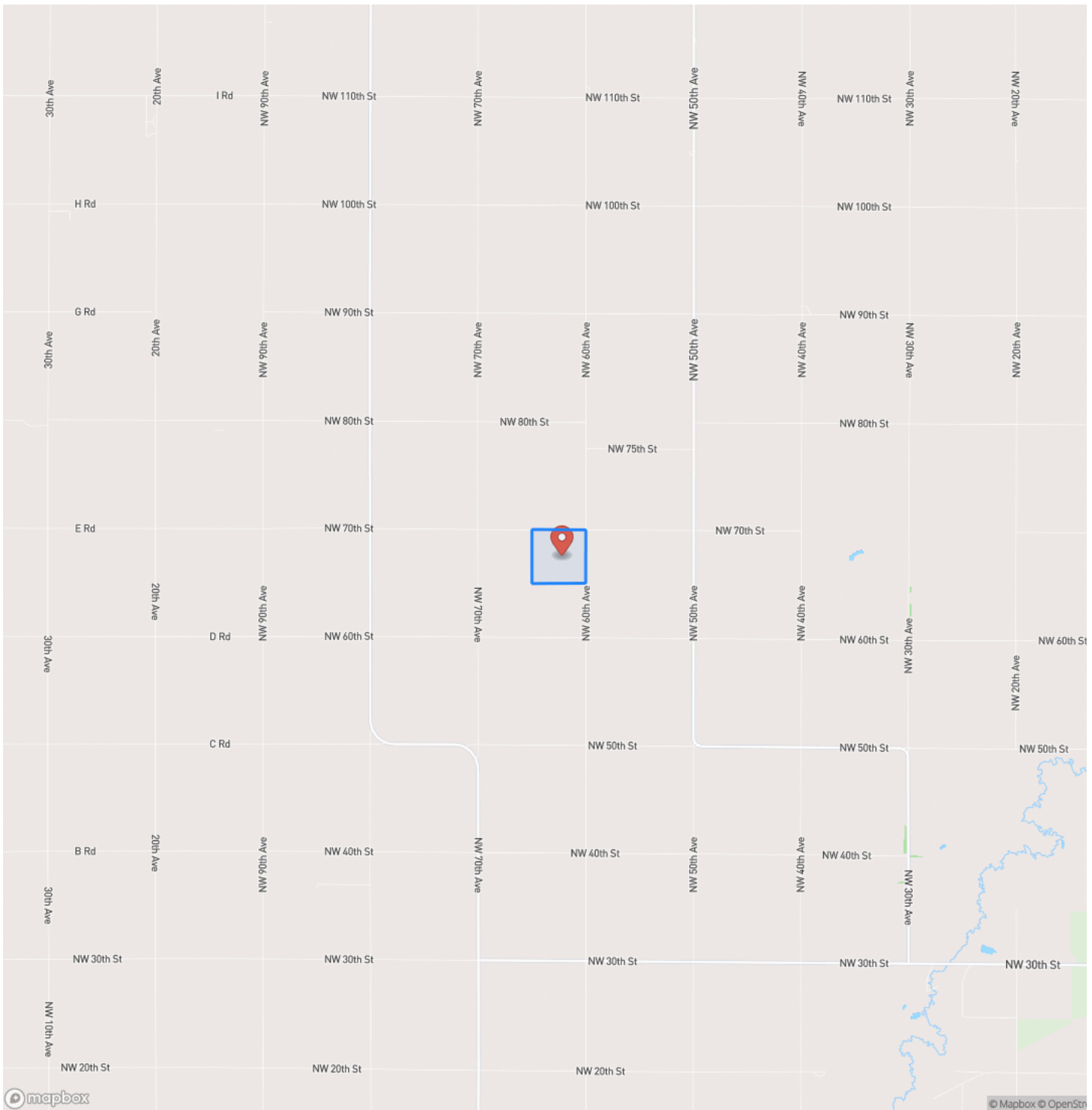


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Locator Map

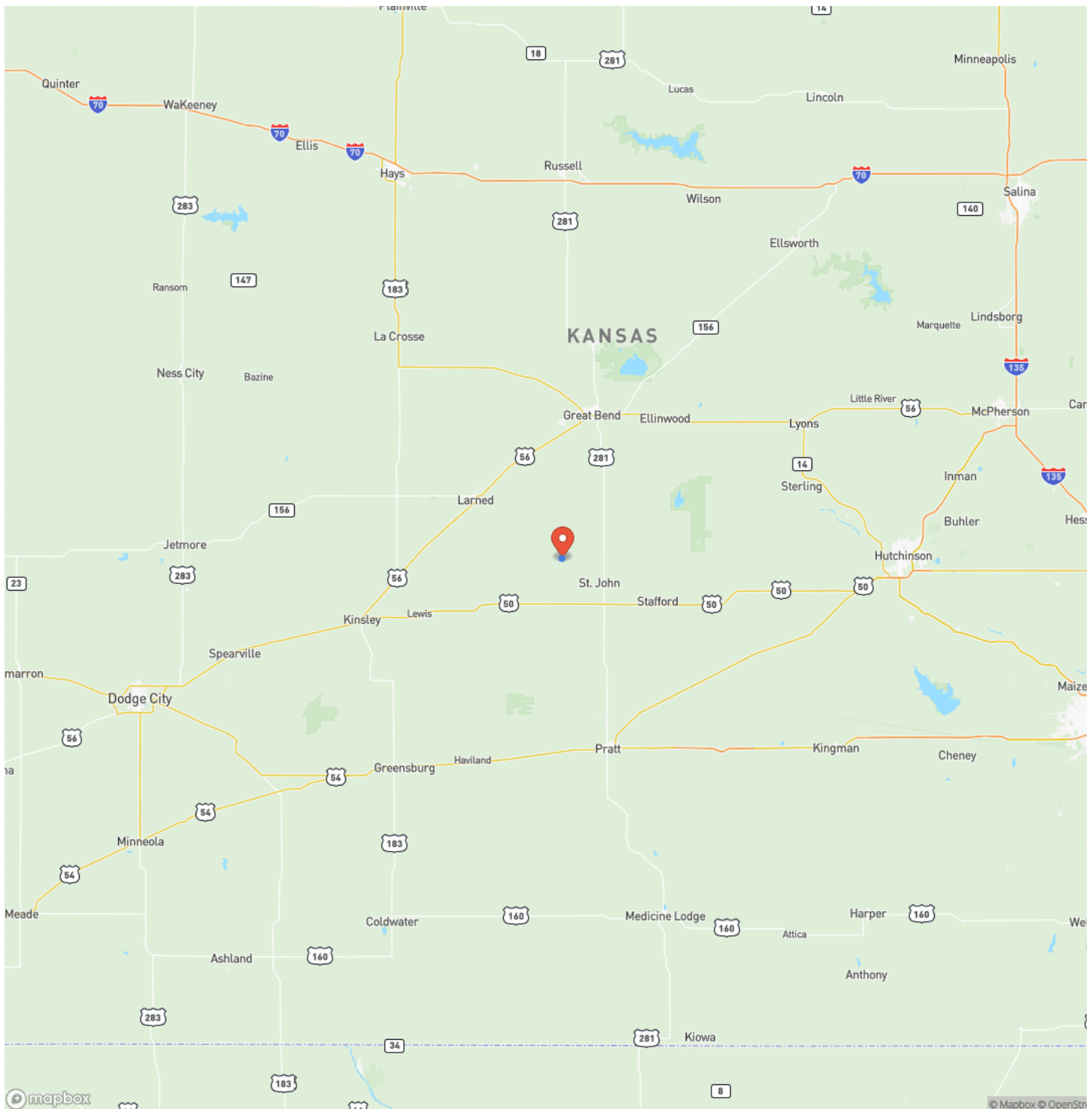


MORE INFO ONLINE:

redcedarland.com

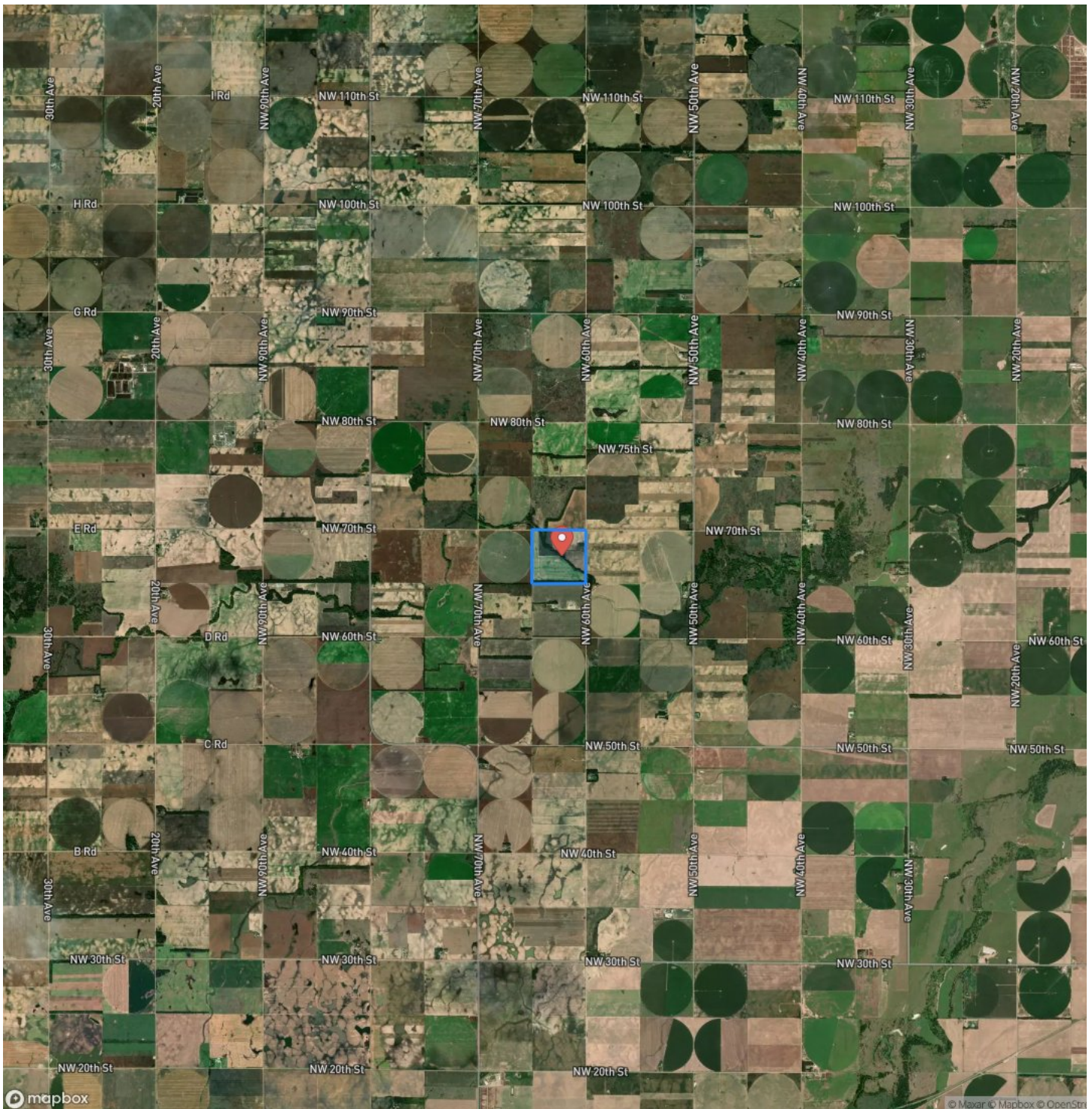
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Smith

Mobile

(620) 282-1561

Email

shanesmith@redcedarland.com

Address

City / State / Zip

Great Bend, KS 67530

NOTES



MORE INFO ONLINE:

redcedarland.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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2 NE 10th ave
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(620) 546-3746
redcedarland.com

