

**40 Acres With Flooded Marsh And Deer History**  
Stafford, KS 67578

**\$131,000**  
40± Acres  
Stafford County



## 40 Acres With Flooded Marsh And Deer History Stafford, KS / Stafford County

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### **SUMMARY**

#### **City, State Zip**

Stafford, KS 67578

#### **County**

Stafford County

#### **Type**

Hunting Land, Farms

#### **Latitude / Longitude**

37.936458 / -98.514326

#### **Taxes (Annually)**

424

#### **Acreage**

40

#### **Price**

\$131,000

#### **Property Website**

<https://redcedarland.com/detail/40-acres-with-flooded-marsh-and-deer-history-stafford-kansas/50591/>





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### **PROPERTY DESCRIPTION**

#### **40+/- Acres With Flooded Marsh And Deer History!**

**Property Descriptions:** This is a 40+/- acre tract just east of Stafford, Ks. This property provide you with outstanding income, amazing deer hunting, and your very own freshly built flooded marsh. Situated just 10 miles south of Quivira National Wildlife Refuge, this property provides you with with one of the best waterfowl flyways in the state. With Quivira National Wildlife Refuge being so close there is no shortage of giant whitetails running around the area.

40+/- acre tract of dryland tillable with excellent soils. There is a shelter belt on the south end of the farm loaded with deer rubs, scrapes, and trails weaving through it. There is a banks deer blind and a 2,000 pound gravity feeder on the edge of the shelter belt that will stay with the property making it a ready to hunt farm. It also has a freshly built flooded marsh that was installed back in the summer of 2022. The water well has an allotment of 15 acre/ft and has a solar panel on it that will stay on it. The water ranges from 12"-24" deep on average. It has a water gate that allows you to open and flood out a low spot in the crops if you would like to expand your waterfowl hunting opportunity! The pit blind that is on the property was built right here in Zenith, KS and is excellently built for concealment, all day comfort, and a guaranteed good time. The crops on this place are high producing even in the past couple of years droughts. There is a year to year crop share agreement currently on the tillable.

**Legal Description:** 40+/- acres , E2 W2 NE4 LESS RD R/W , S27/T24/R11

**Driving Directions:** From Stafford go 4 miles east, 1 mile south, 3/4 mile east and the property is to the south.

**2023 Taxes:** \$424.18

**Mineral Rights:** It is believed the seller has mineral rights and they shall transfer to buyer.

**Deer Unit:** 15

**Waterfowl Zone:** Low Plains Late Zone

***For more information about the property or to schedule a showing please contact, Land agents Jensen Jacobs at [620-639-1088](tel:620-639-1088) or Cody Crook at [620-617-7320](tel:620-617-7320)***

#### **Key Features:**

- **Waterfowl Paradise**
- **Locally Made Pit Blind**
- **Amazing Waterfowl Flight Line**
- **Excellent Deer Hunting**
- **Banks Deer Blind**
- **2,000 Pound Gravity Feeder**
- **Newer Solar Panel On The Water Well**
- **Great Crop Income**

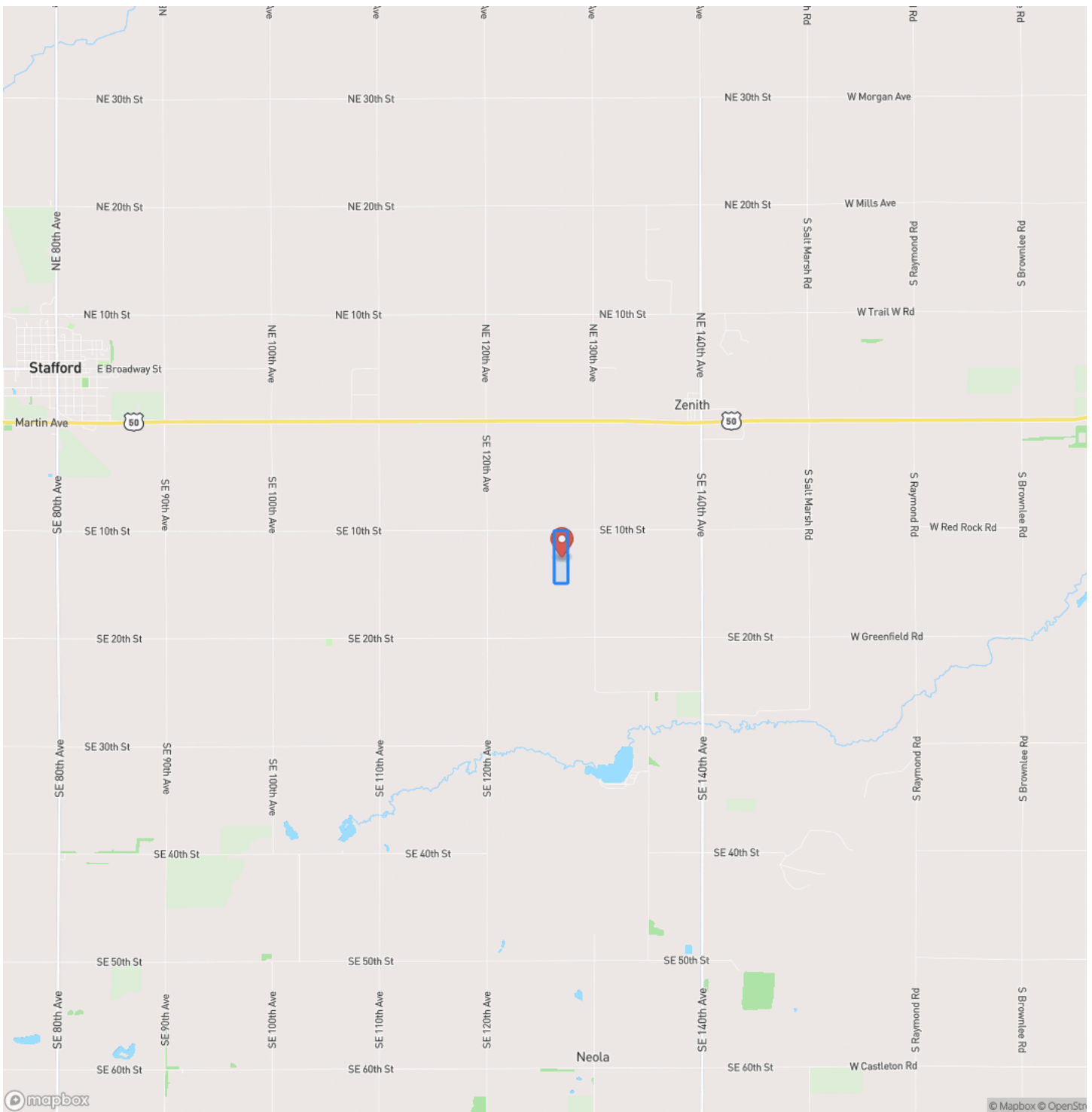


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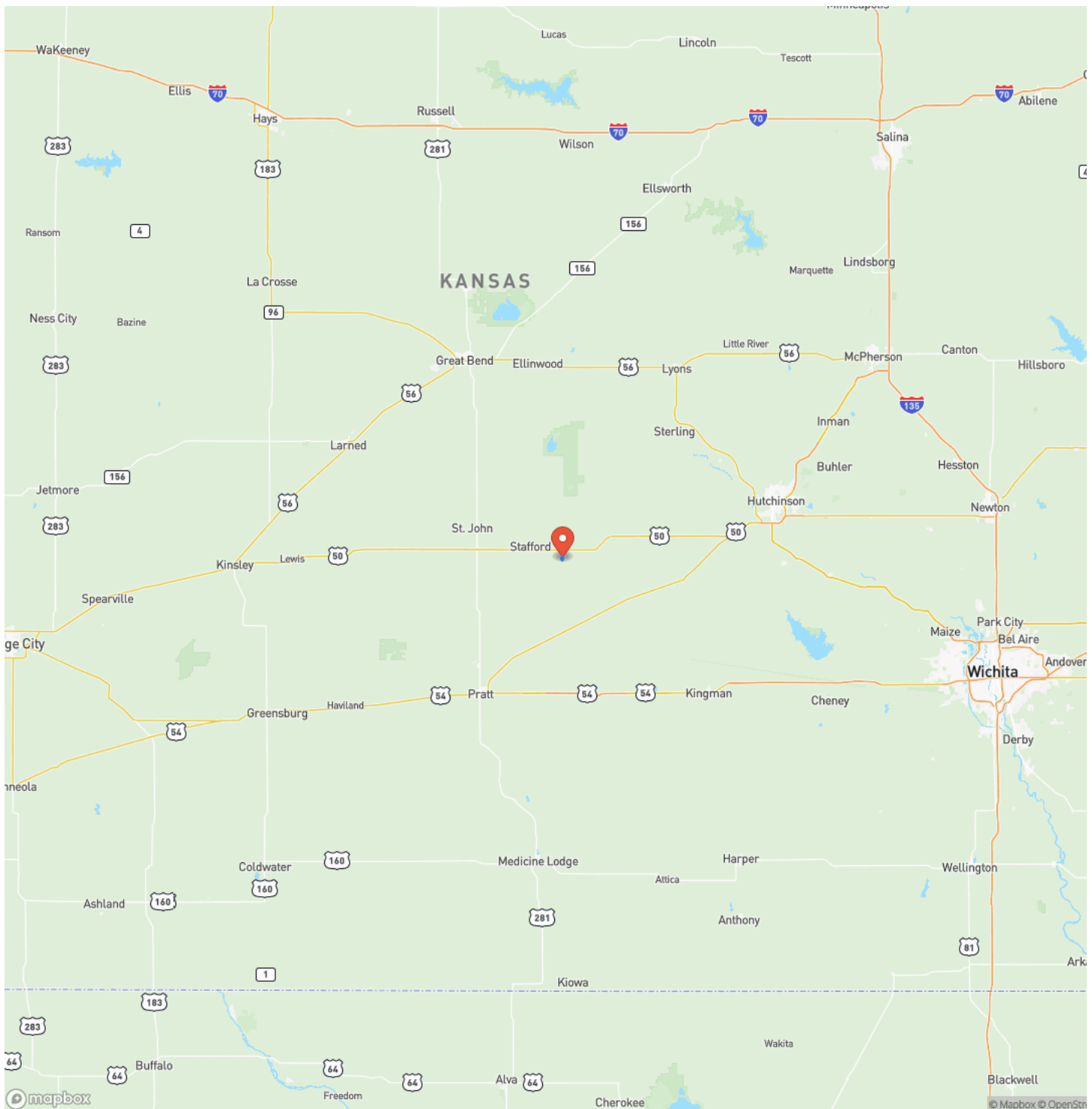
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## Locator Map



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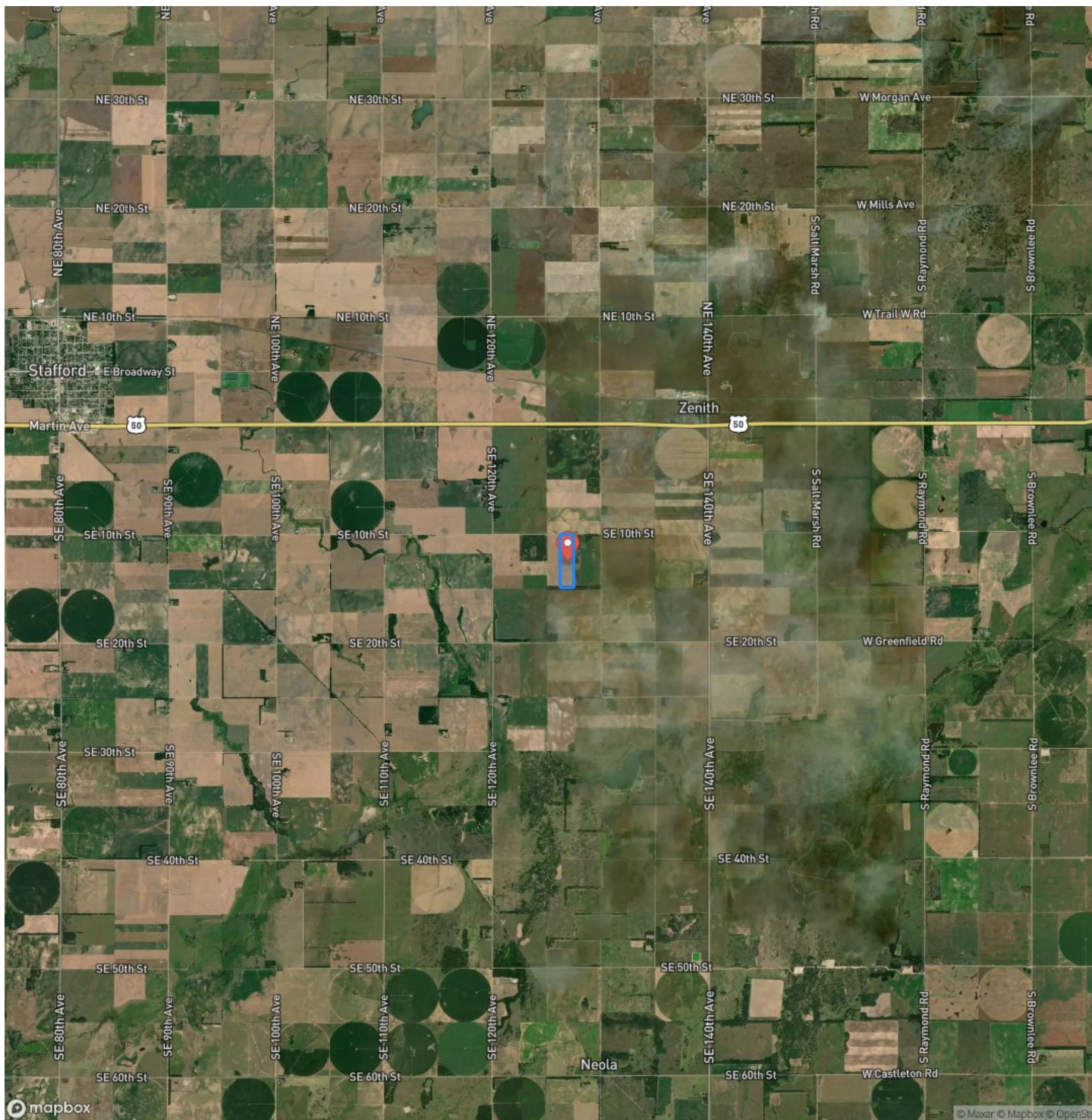


**MORE INFO ONLINE:**

**[redcedarland.com](http://redcedarland.com)**



## Satellite Map



## 40 Acres With Flooded Marsh And Deer History Stafford, KS / Stafford County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jensen Jacobs

## Mobile

(620) 639-1088

## Email

jensen@redcedarland.com

**Address**

## City / State / Zip

Great Bend, KS 67530

## NOTES

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**MORE INFO ONLINE:**

**redcedarland.com**



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**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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