

Stafford County Tillable 80  
00000 NE 10th Ave  
Saint John, KS 67576

**\$150,000**  
79.880± Acres  
Stafford County



**Stafford County Tillable 80**  
**Saint John, KS / Stafford County**

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**SUMMARY**

**Address**

00000 NE 10th Ave

**City, State Zip**

Saint John, KS 67576

**County**

Stafford County

**Type**

Farms, Undeveloped Land

**Latitude / Longitude**

38.048661 / -98.770814

**Taxes (Annually)**

816

**Acreage**

79.880

**Price**

\$150,000

**Property Website**

<https://l2realtyinc.com/property/stafford-county-tillable-80-stafford-kansas/66281/>





**Stafford County Tillable 80**  
**Saint John, KS / Stafford County**

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**PROPERTY DESCRIPTION**

\*LIVE & ONLINE AUCTION\*

PROPERTY: STAFFORD COUNTY TILLABLE 80

AUCTION DATE: 12/5/2024 6 PM

AUCTION LOCATION: ST JOHN LIBRARY - COMMUNITY ROOM - 406 N MONROE ST JOHN, KS 67576

AUCTION LINK: <https://l2realtyinc.bidwrangler.com/ui/auctions/12988>

LEGAL DESCRIPTION: ACRES 79.88, N2 SE4 SECTION 17 TOWNSHIP 23 RANGE 13

L2 Realty, Inc. is bringing another quality slice of Kansas land to auction! This property is located just north of St. John, KS, a 79.88-acre tract of flat, productive farmland, and is an opportunity for any agricultural operation or investor. The soil quality comprises 72% Class 2 Saltcreek and Naron fine sandy loams and 28% Class 2 Solvay loamy fine sand. This property is ideal for growing various crops, ensuring maximum yield potential. The average NCCPI for this farm comes in at 55, well above the county average of 44.

Access to this property is simple and near local grain markets and amenities. From St. John, travel north 3 miles on HWY 281. Head west on NW 70th St for 1 mile and then back south on NW 10th Ave for .5 mile. The property sits on the west side of the road. 2 miles from St. John and 17 miles from Stafford, transportation to local amenities is a breeze, and Great Bend, a larger town, is 23 miles away.

This farm is currently under a cash rent agreement with a local farmer, who has done a great job farming the property for decades. The property is subject to tenants' rights, and the new buyer will take possession after the 2025 wheat harvest for approx. 50 acres in wheat. The remaining acreage is open for immediate possession.

It is believed the owner has 100% of the mineral rights and they will convey.

Whether you're looking to expand your current farming operation or invest in Kansas farmland, this tract offers the perfect balance of quality soil, accessibility, and location. Don't miss out on this opportunity, and we look forward to seeing you at the auction on December 5th! Please review the full auction terms below, and for any questions about this farm, the auction process, or to take a look at it in person, contact the listing agent, Trevor Stoll.

Trevor Stoll - [\(620\)960-4555](tel:(620)960-4555)

**Property Features**

- Class 2 soils
- Mineral Rights
- Approx 30 acres open for immediate possession
- 1.5 miles from Hwy 281
- 2 miles from St. John, KS
- 17 miles from Stafford, KS
- 23 Miles from Great Bend, KS

**Auction Terms**

ONLINE & LIVE. Online bidding will open at 8:00 AM on 12/2/2024 and the live auction will begin at 6:00 PM on 12/5/2024. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.



There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to seller's confirmation.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 79.88 times the final bid plus buyer's premium.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security 1st Title within five 5 days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before 1/6/2025.

Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

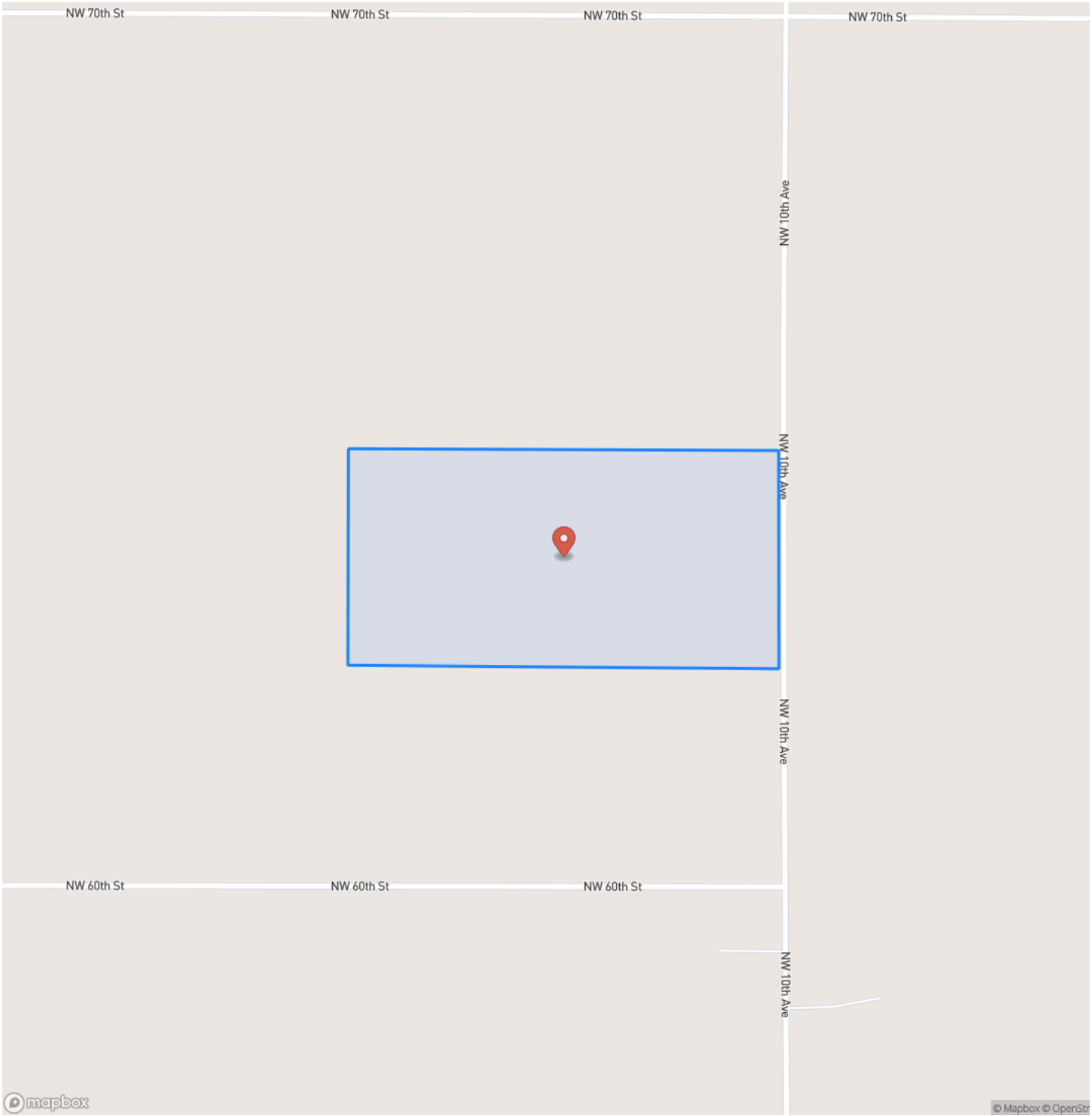
Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.

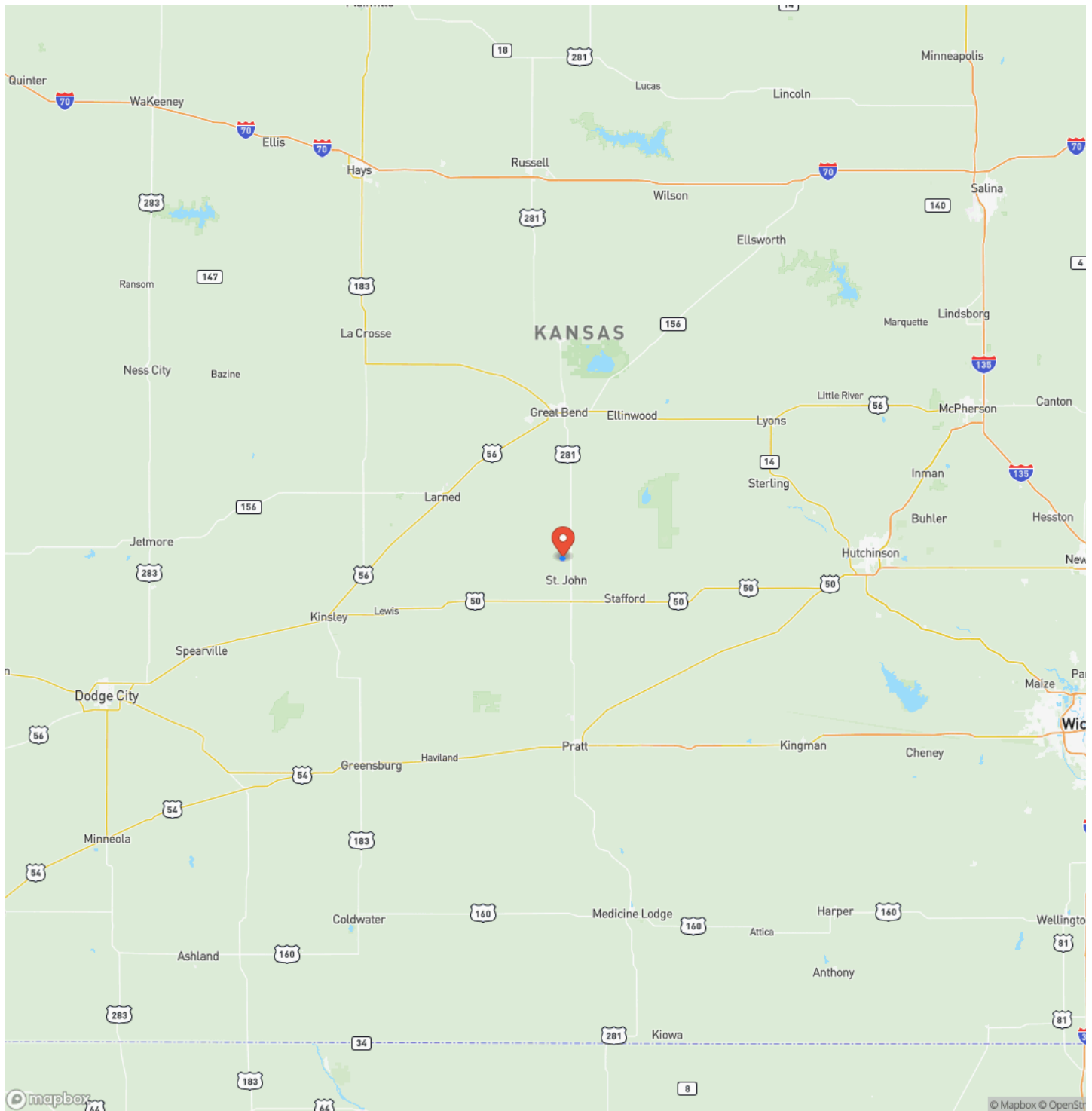




# Locator Map



## Locator Map





## Satellite Map





### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trevor Stoll

## Mobile

(620) 960-4555

## Email

tstoll@l2realtyinc.com

### Address

## City / State / Zip

Hutchinson, KS 67501

## NOTES

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## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal blue or grey lines across its entire width, typical of notebook paper. The lines are uniform in thickness and spacing, providing a guide for writing. There are no margins, text, or other markings on the page.



**L2realtyinc.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, but 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 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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**L2 Realty, Inc - Land and Lifestyle Properties**  
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