

**Absolute Auction 151 +/- Acres in Stafford County,
Kansas With Oil Production & New Machine Shed**
1971 NW 50th Ave
Saint John, KS 67576

**150.800± Acres
Stafford County**



Absolute Auction 151 +/- Acres in Stafford County, Kansas With Oil Production & New Machine Shed Saint John, KS / Stafford County

SUMMARY

Address

1971 NW 50th Ave

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Farms, Business Opportunity

Latitude / Longitude

38.243949 / -98.844217

Taxes (Annually)

6990

Acreage

150.800

Property Website

<https://redcedarland.com/detail/absolute-auction-151-acres-in-stafford-county-kansas-with-oil-production-new-machine-shed-stafford-kansas/84647/>



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PROPERTY DESCRIPTION

ABSOLUTE AUCTION!

151 +/- Tillable Acres in Stafford County, Kansas With Oil Production & New Machine Shed - Farm Equipment, Vehicles, and More Personal Property.

[Click Here!](#) To View The Equipment & Personal Property Auction Listing

Auction Details: The Auction Will Be Held On Site In The Shed On Saturday, August 23rd, 2025. Viewing Will Open At 9am. Auction Will Start With The Land At 11am Central Time Followed By The Farm Equipment & Personal Property. All Buyers Will Have The Option To Bid In Person, Or Over The Phone.

Property Description: Selling for the Roger A. Schwager Estate is 151 +/- acres in north western Stafford County, Kansas containing productive tillable acres, oil production, and a newly built 60x120 machine shed.

Tillable: The soil makeup of the tillable acres on this parcel consists of primarily Class II Saltcreek & Naron sandy loams. In the past, this quarter has most consistently been planted to milo and wheat. With close proximity to both the Seward and Radium elevators, this parcel would be a good addition to any area producers portfolio. *** The tillable acres are scheduled to be sprayed and tilled so that the ground will be clean and ready for a wheat crop on auction day.***

60x120 Shed: The machine shed built in 2022 is a 60' x 120' steel building, insulated and well lit with large led flood lights on both ends, as well as three electric doors big enough to pull any size of equipment in and out. You will be hard pressed to find a machine shed that is as clean as this one is. The shed has concrete floors in the eastern 1/3 of the shop, and the remainder of the western 2/3 of the shed being white rocked.

Possession: There are no current written or verbal farm leases on this 151 +/- acres. Buyer will receive immediate possession to farm upon deposit of non refundable earnest money.

Mineral Rights: What mineral rights the seller owns shall transfer. There are currently two producing wells on the property. Current oil production is operated by Rama Operating Company, Inc.

Oil Production: [Click Here!](#) to view the monthly and yearly production history on this oil lease.

Driveway Easement: There is not currently a recorded easement for the driveway leading to the shed. New owner will have the option to either negotiate an easement with the homeowners on the quarter, or build a new driveway.

Please call Cody Crook at [620-617-7320](tel:620-617-7320) with any questions or to schedule a showing.

Key Features

New 60x120 Shop

Oil Production

Tillable Acres

8 Miles To Great Bend

4.5 Miles To Seward

18 Miles To St. John

13 Miles To Larned



Auction Terms & Conditions: 10% earnest money down day of sale on the land. Closing shall be with Security 1st Title 30 days from auction date. Buyer shall receive immediate possession upon deposit of non refundable earnest money. Taxes shall be prorated to the date of the closing. Title and closing costs shall be split 50/50 between seller & buyer. All real estate and personal property shall be sold as is where is with no warranties or gaurantees. All real estate is selling subject to any easements or surveys. Real estate is not selling subject to any inspections or bank approval. What mineral rights the sellers own shall transfer to the buyer. Current oil production is operated by Rama Operating Company Inc. All boundary line maps are approximate. There is no recorded easement granting access to use William Carpenters driveway as access to the shed. New owners will have the option to negotiate an easement to use for driveway access, or choose to build a new driveway. Real estate shall be sold with no disclosure statements. The seller has elected to have live & phone bidding only. Red Cedar Land Co. is representing the seller as a sellers agent. The land & personal property are selling absolute with no reserve. Winning bidder on the land must enter into a purchase contract no later than August 25th, 2025, at 5 p.m.

All personal property must be paid for on the day of sale.

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

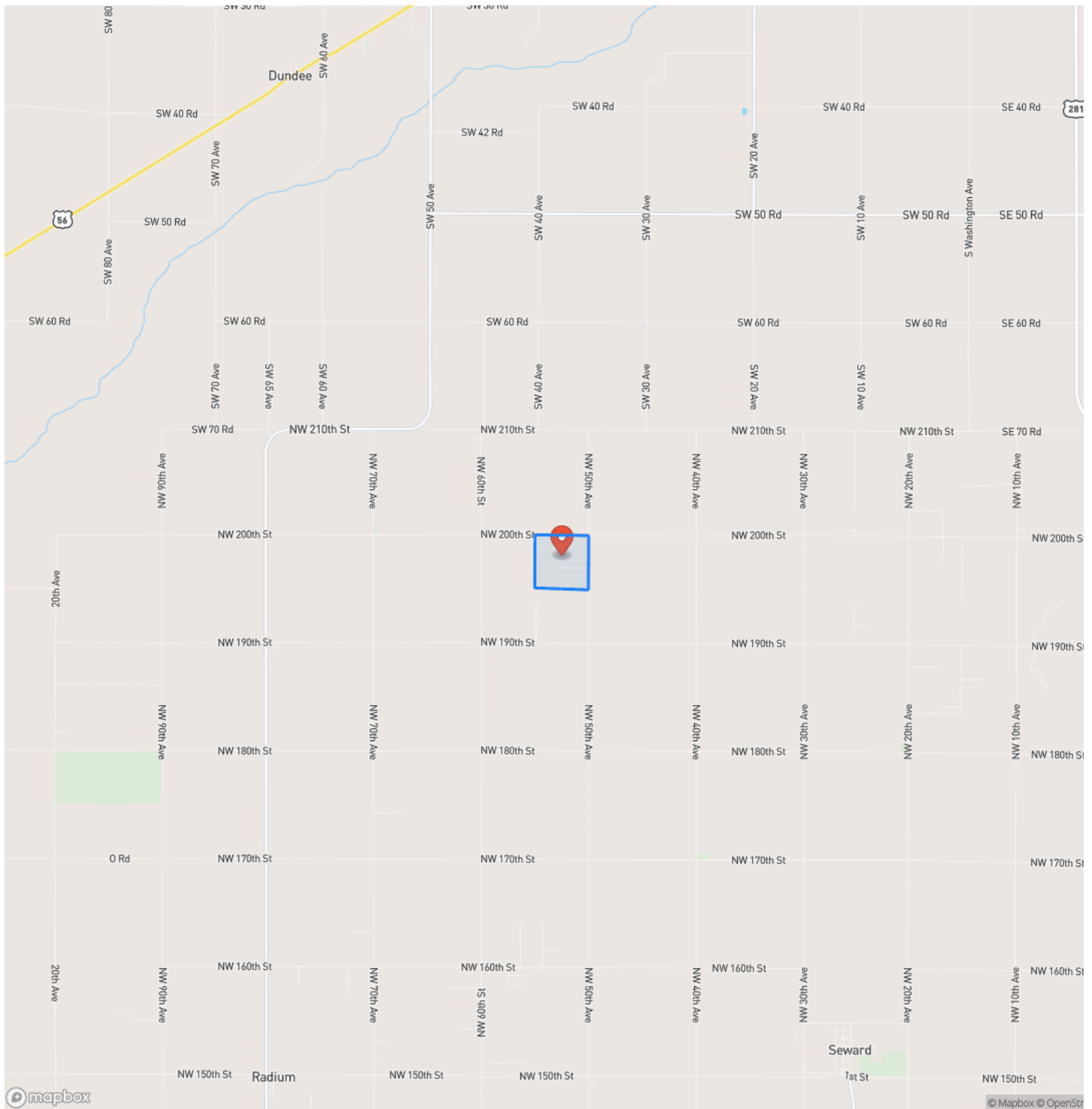


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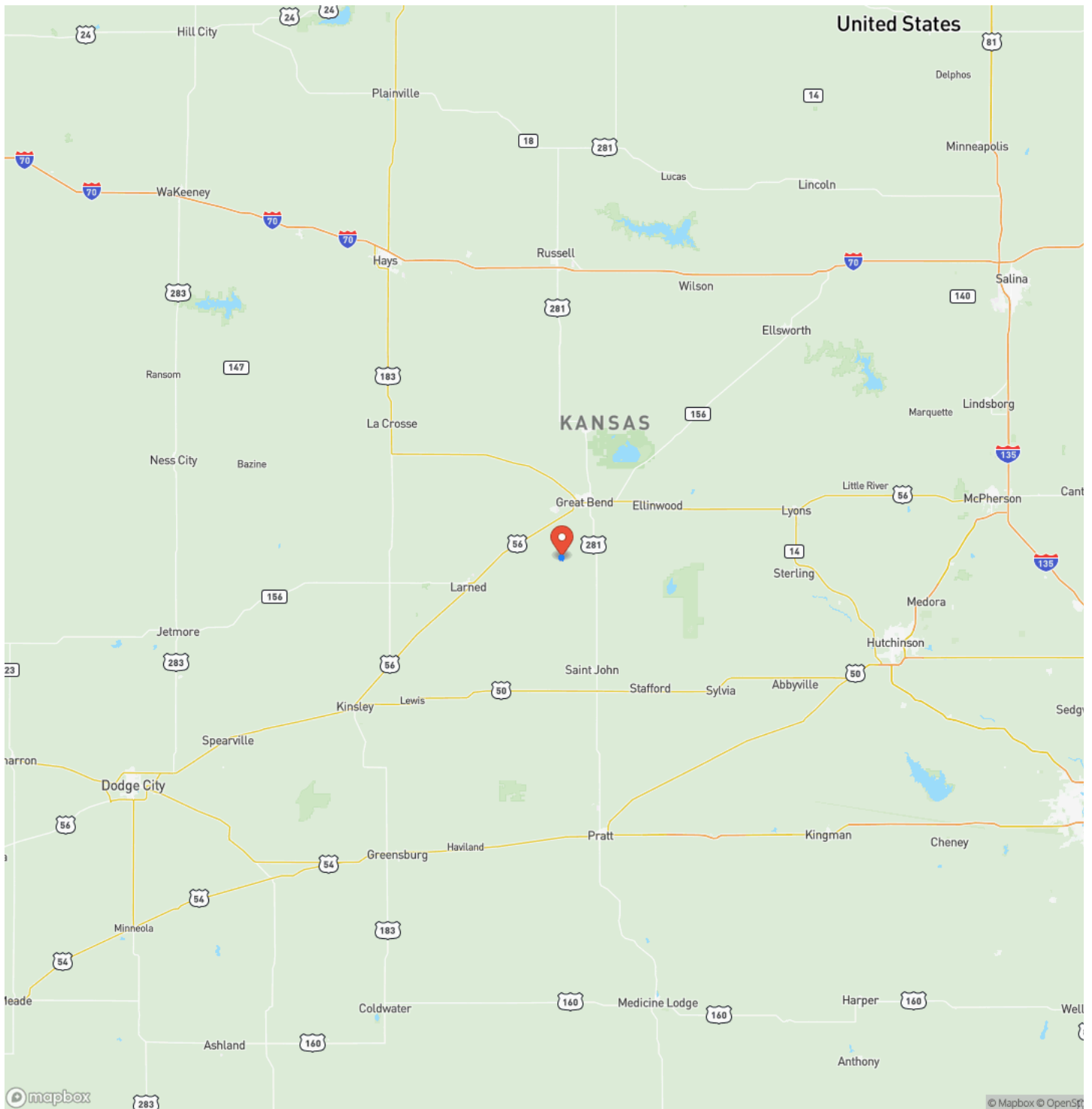
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Locator Map



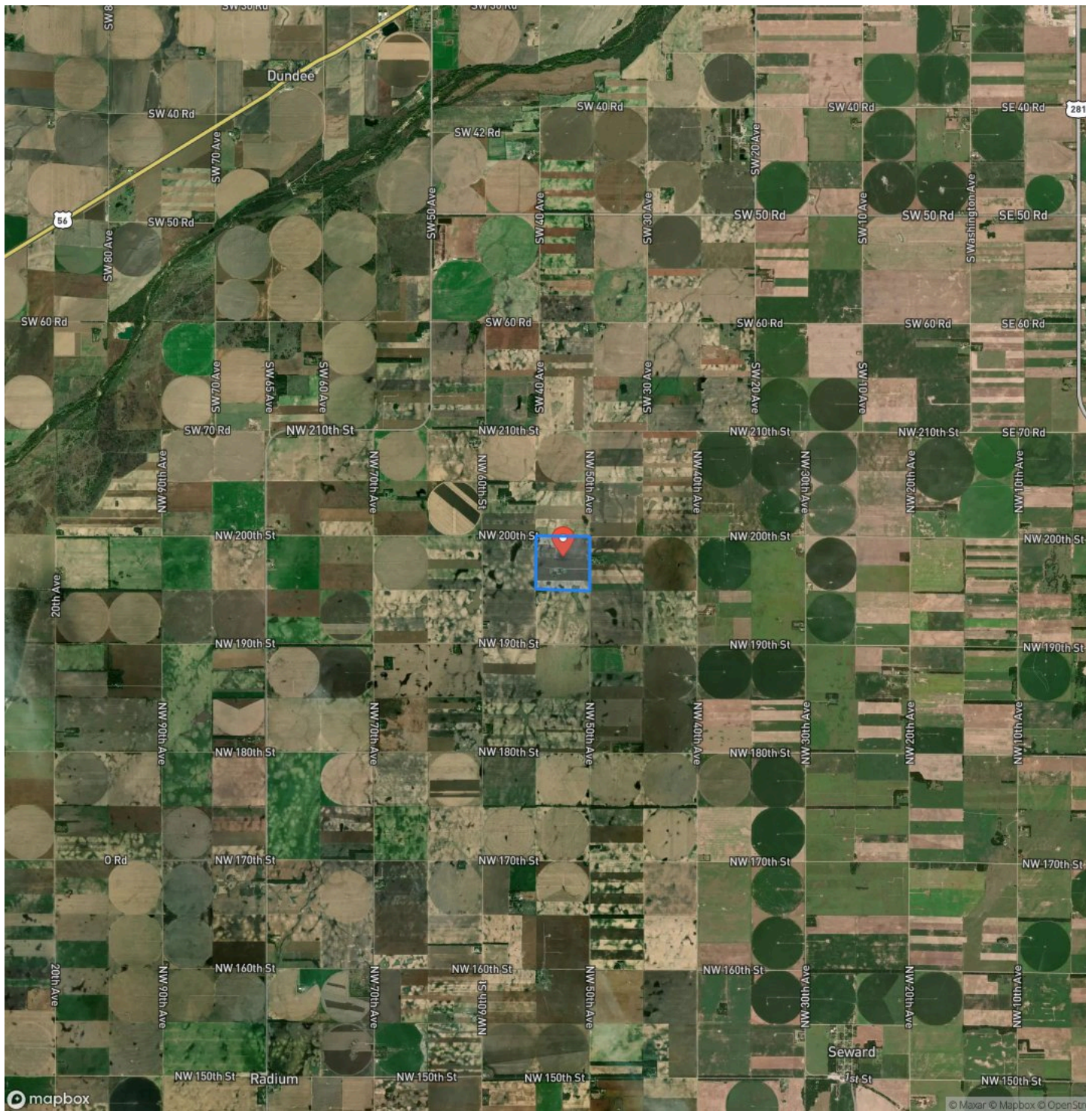
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Locator Map



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Satellite Map



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Saint John, KS / Stafford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

Mobile

(620) 617-7320

Office

(620) 377-5022

Email

cody@redcedarland.com

Address

City / State / Zip

NOTES

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This image shows a single 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

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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