

Auction 392+/- Acres in Stafford County, KS - Selling in 3
Tracts
0000 NE 80th St
Saint John, KS 67576

\$1
392± Acres
Stafford County



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Saint John, KS / Stafford County

SUMMARY

Address

0000 NE 80th St

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Hunting Land, Ranches

Latitude / Longitude

38.06868 / -98.669304

Acreage

392

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-392-acres-in-stafford-county-ks-selling-in-3-tracts-stafford-kansas/75948/>



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PROPERTY DESCRIPTION

Auction 392+/- Acres Selling in 3 Tracts in Stafford County, Kansas.

Auction Info: The auction will be held at Red Cedar Land Co. Headquarters 2 NE 10th Ave. St. John, Ks 67576. The land auction will begin live at 11:00 am on Friday March 14th, 2025. All buyers will have the option to bid live or by the phone.

Auctioneer Notes: Red Cedar Land Co. is honored to represent James E. Dale, Mary Wichman, and Patricia Dale. This unique collection of real estate has something to offer for every hunter, cattle rancher, and investor.

Legal Descriptions: Tract 1 NW/4 of S8-T23s-R12w & the N/2 of the NE/4 of S8-T23s-R12w. Tract 2 N/2 of the NE/4 of S7-T23s-R12w, Tract 3 E/2 of the NE/4 of S18-T23s-R12w.

Driving Directions: Travel 1 mile west of Hudson Ks to ne 40th ave. Turn south on ne 40th and go 2 miles. Tracts 1 & 2 are on the east and west sides of the road. Continue another mile south to ne 70th st and tract 3 is on the south side of the road.

2024 Taxes: Tract 1 \$575.56 Tract 2 \$552.06 Tract 3 \$136.76

[CLICK HERE TO VIEW TRACT 1: 235+/- Acres of Pasture and Hunting](#)

[CLICK HERE TO VIEW TRACT 2: 78+/- Acres of CRP and Upland Hunting](#)

[CLICK HERE TO VIEW TRACT 3: 80+/- Acres of Pasture and Hunting](#)

Property Description: Three great farms situated just north east of St. John Kansas in Stafford County are up for auction! Great mixed use farms to choose from including CRP income, pasture land, and hunting opportunities. All of the farms are along blacktop frontage for easy access. Tenants have been terminated with access to the cattle pastures this spring. CRP income generates approximately \$5,770.66 per year on all parcels. The pastures have great populations of whitetail deer and turkey, and the CRP is excellent upland hunting.

For more information or to schedule a showing contact Mike Niedens Auctioneer [620-793-0383](tel:620-793-0383) or Ryan Koelsch at [620-546-3746](tel:620-546-3746).

Key Features

Newer Fence

Cattle Pasture

Solar Wells

CRP Income

Kansas Deer Unit 5

Blacktop Frontage

Pasture

3 Miles SW of Hudson

8 Miles NE of St. John



40 Minutes From Hutchinson

1.5 Hours From Wichita Airport

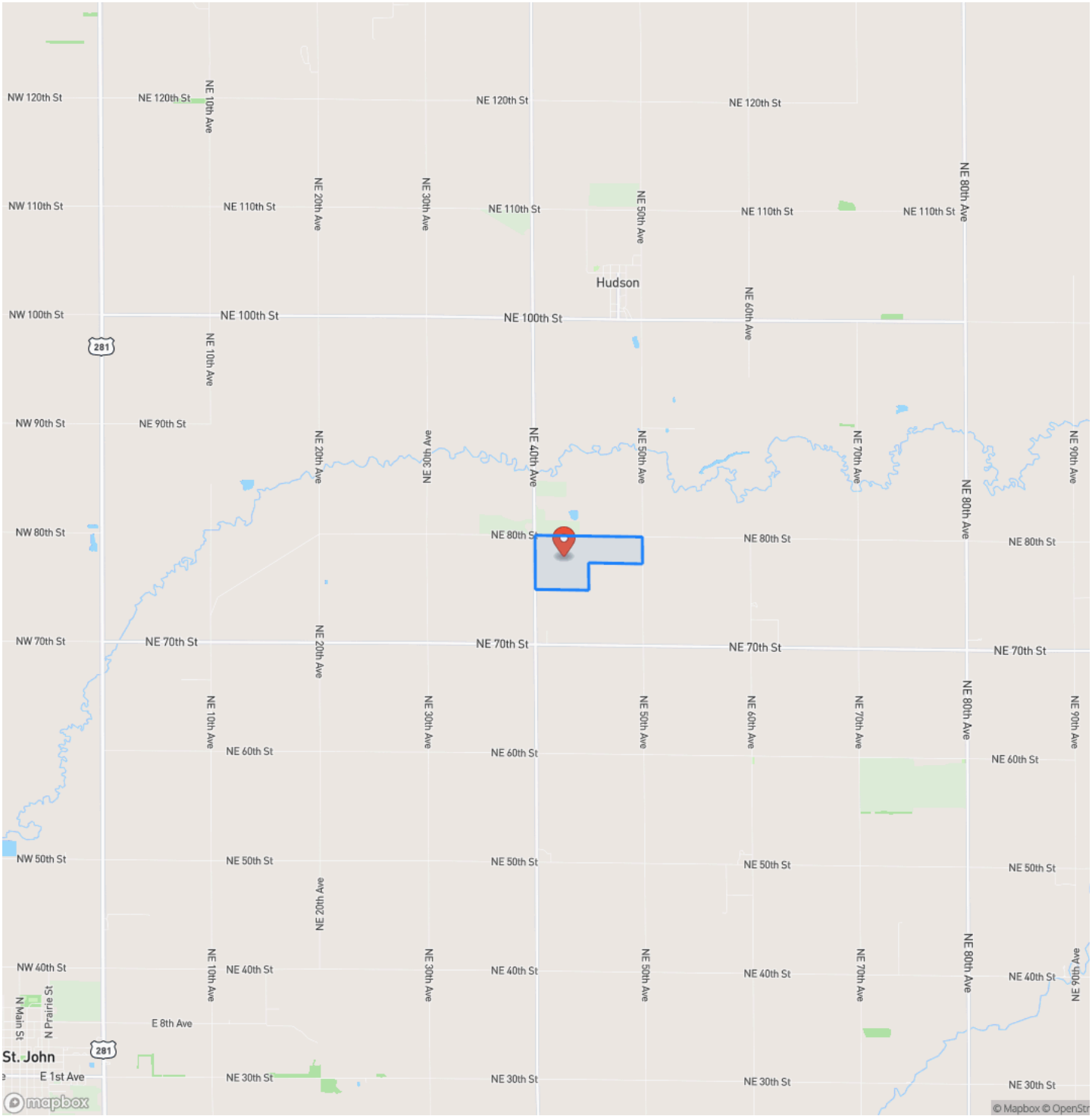
Auction Terms and Conditions: 10% earnest money down day of sale. Pre-qualified bidders only - this sale is not contingent upon bank approval and is being sold As-Is-Where-Is. Closing will be with Security 1st Title in St. John. Title insurance and closing costs shall be split 50/50 between Sellers and Buyers. Taxes are prorated to the date of closing. There is no buyer's premium. What mineral rights the sellers own shall transfer. Buyers have 10 business days to transfer the CRP into their name. The 2024 October CRP payment shall remain with the Sellers, and any future payments shall transfer to the Buyers. The farms are selling with sellers confirmation of price. Sellers have elected to have pre-auction bids, phone bidding, and live bidding. Red Cedar Land Co. is representing the Sellers. ***Any announcements day of sale shall take precedence over any other advertised material.***



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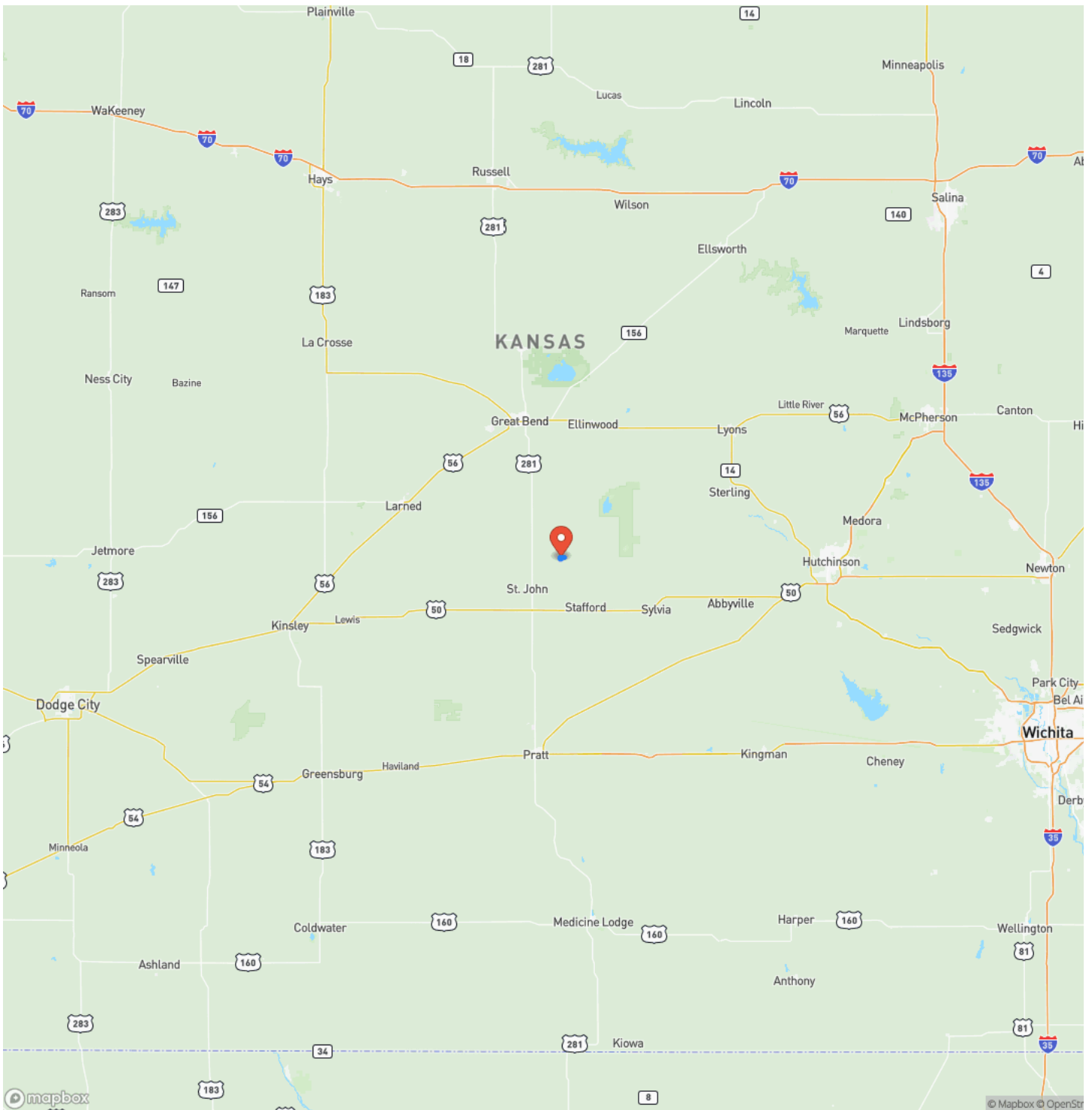


Locator Map

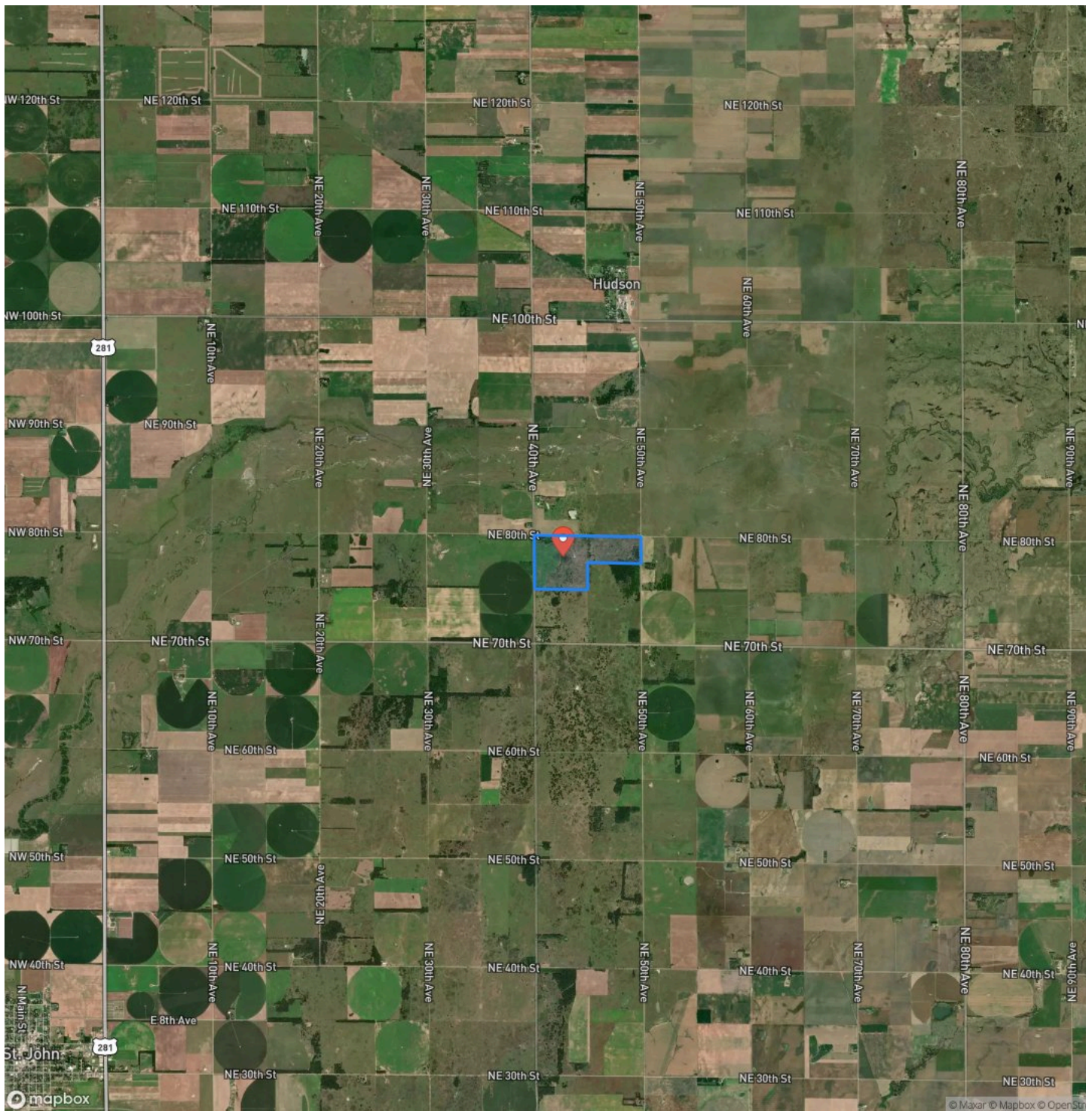


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

Mobile

(620) 546-3746

Office

(620) 546-3746

Email

ryan@redcedarland.com

Address

City / State / Zip

NOTES



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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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