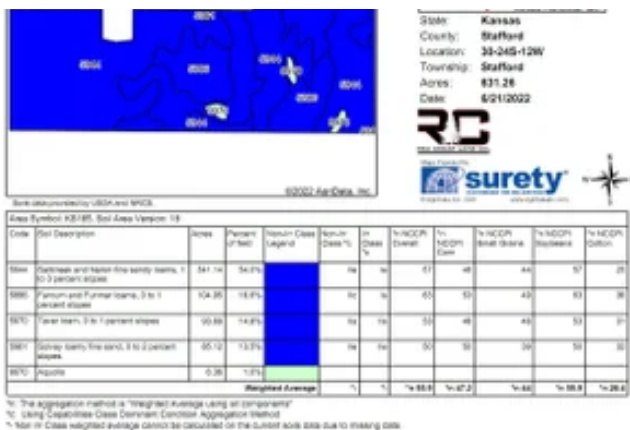
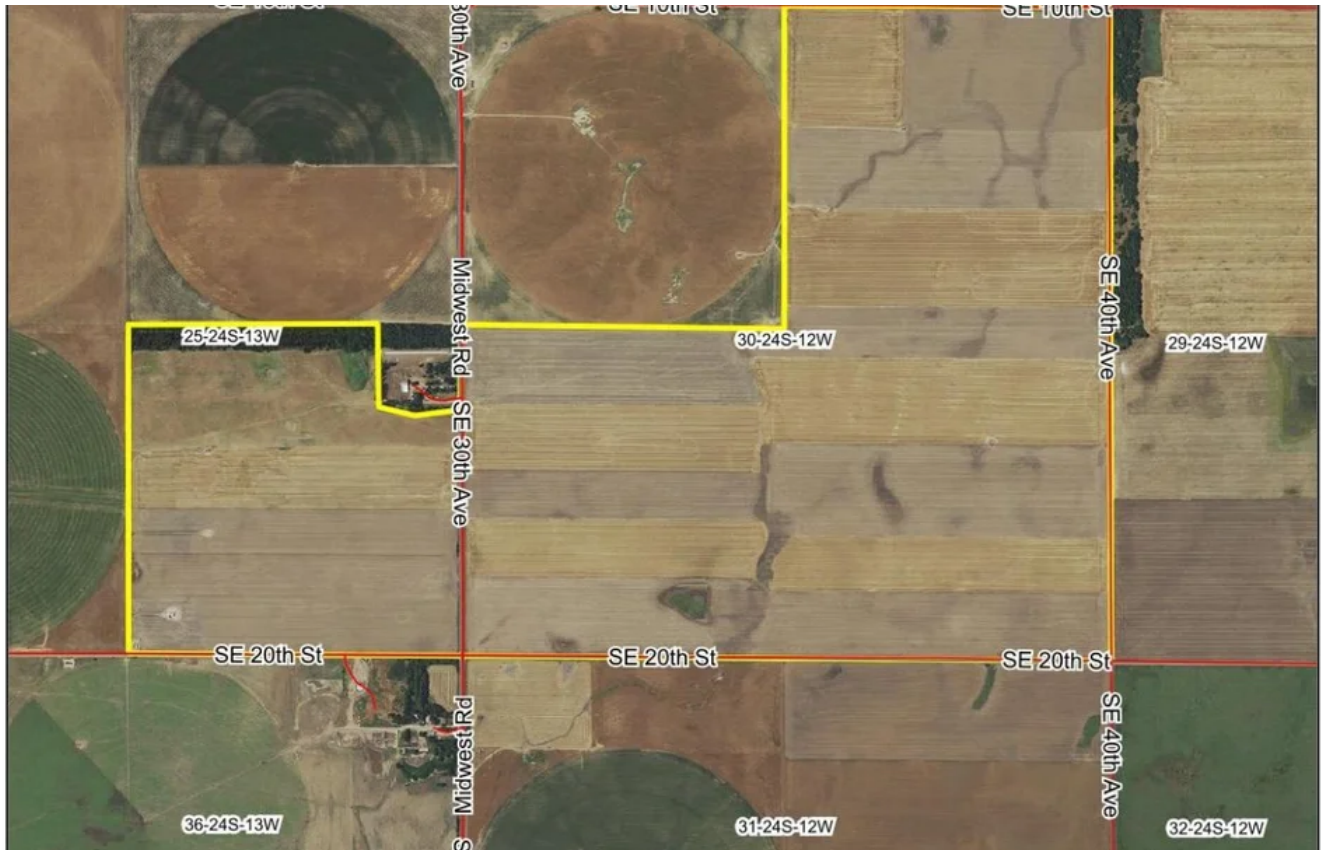


\$1,575,000
630± Acres
Stafford County



MORE INFO ONLINE:
www.redcedarland.com

630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas. Stafford, KS / Stafford County

SUMMARY

City, State Zip

Stafford, KS 67578

County

Stafford County

Type

Farms, Hunting Land

Latitude / Longitude

37.93286 / -98.67984

Acreage

630

Price

\$1,575,000

Property Website

<https://redcedarland.com/detail/630-acres-of-tillable-farmland-with-oil-production-for-sale-in-stafford-county-kansas-stafford-kansas/29711>



630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas. Stafford, KS / Stafford County

PROPERTY DESCRIPTION

630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas.

Driving Directions: From Stafford Kansas take US-HWY 50 west 4 miles to NE 40th Ave. Turn south on NE 40th Ave and travel 1 mile. The north eastern portion of the farm starts on the south west side of the road at intersections NE 40th ave / SE 10th St.

Legal Description: Parcel ID 093169300000001000. 480+/- Acres in the NE/4, SE/4, SW/4 of S30-T24s-R12w. Parcel ID 0931572500000004000 150+/- Acres in the SE/4 of S25-T24s-R13w.

Taxes: 480+/- acres \$6,404.00, 150+/- acres \$2,004.73

Property Description: Its rare you see large contiguous tillable acres with PRODUCING MINERALS INCLUDED! This 630+/- acre tract has approximately 571+/- tillable acres in wheat, milo, fallow - with the remaining 49+/- acres in pasture / shelter-belt. There are 79.2+/- acres planted to Milo, 268+/- acres of wheat that has just been harvested, 230.96+/- acres currently fallow. Most of the fields are divided up where you can benefit from rotating crops and have a more consistent income. The farm has class II sandy loam soils with 0-3 percent slopes. Stafford County averages approximately 27 inches of rain per year allowing for multiple varieties of crops including corn, soybeans, alfalfa, wheat, milo, feed, and even cotton. The shelter-belt in section 25 has mature timber and great cover for wildlife such as deer, pheasant, quail, and turkey. The upland population is on the rise in the area the last couple years, and with milo planted this coming fall should be great hunting.

This farm has it all for the local farmer, investor, and hunter!

Mineral Production: The oil wells combined average 1,075+/- barrels per year. With current oil prices up this is great additional income on the farm!

Farming Lease: Year to year crop share agreement with the current tenants.

For more information or to schedule a showing contact Ryan Koelsch at 620-546-3746.

Key Features

Close to Stafford Elevator

1 Mile From US-HWY 50



Midwest Rd Blacktop Access

571+/- Acres of Crop Land

4 Producing Oil Wells, 1 Injection Well

Hunting Opportunities

45 Miles West of Hutchinson Kansas

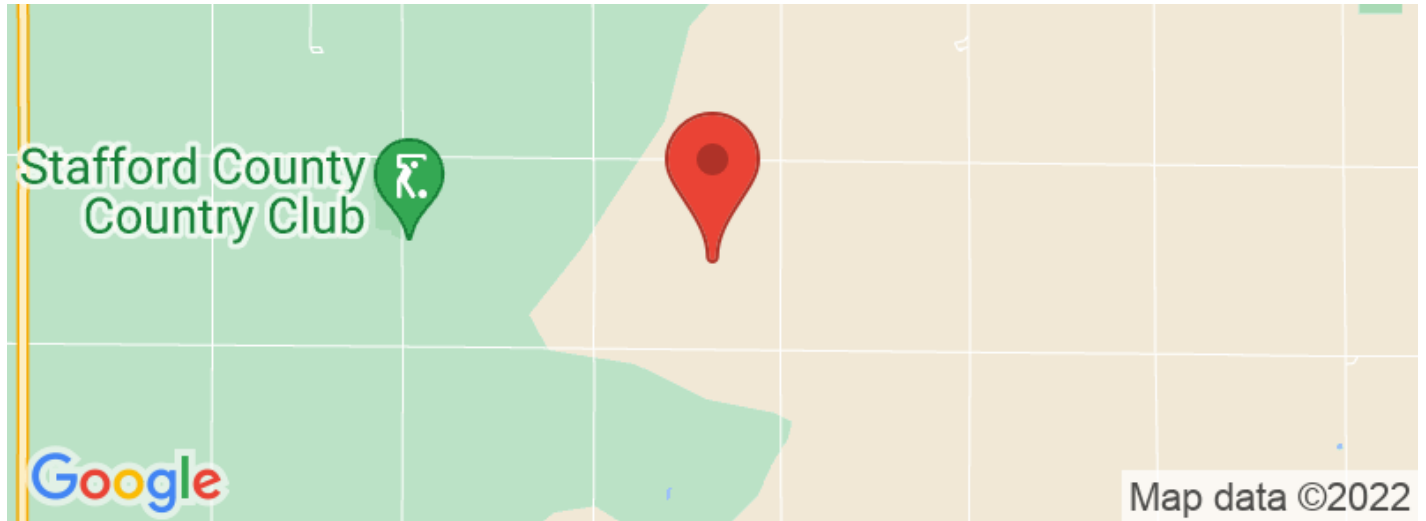


**630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas.
Stafford, KS / Stafford County**



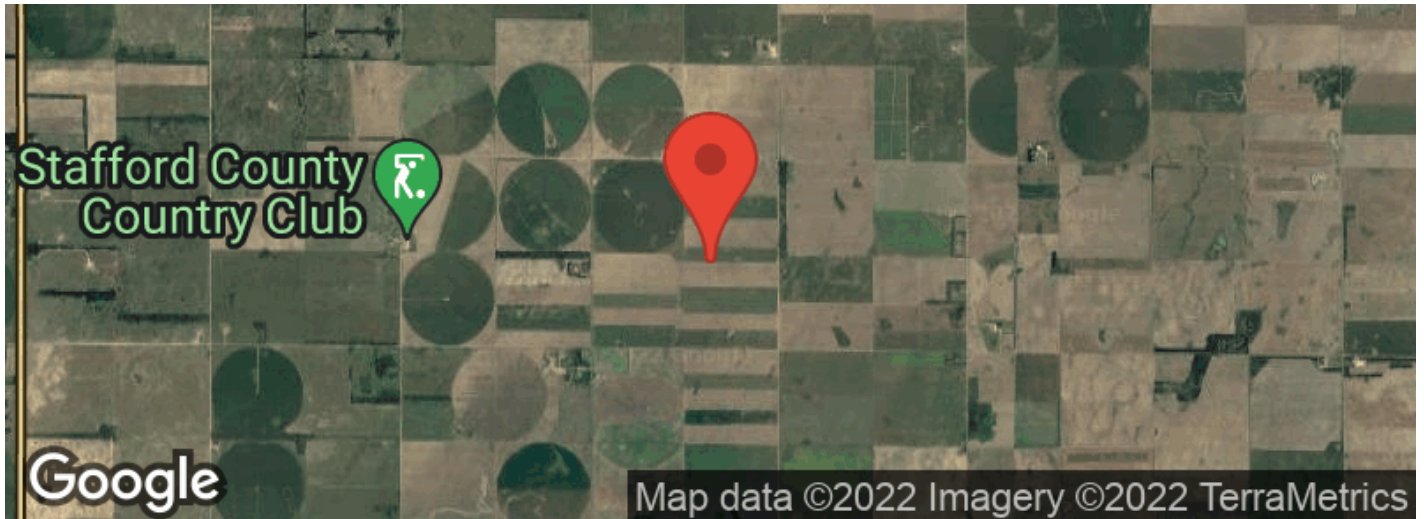
630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas.
Stafford, KS / Stafford County

Locator Maps



630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas.
Stafford, KS / Stafford County

Aerial Maps



**630+/- Acres of Tillable Farmland With Oil Production For Sale in Stafford County, Kansas.
Stafford, KS / Stafford County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

Mobile

(620) 546-3746

Office

(620) 546-3746

Email

ryan@redcedarland.com

Address

2 NE 10 ave

City / State / Zip

St john, KS 67576

NOTES



NOTES

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

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.



Red Cedar Land Co.
2 NE 10th ave
St john, KS 67576
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