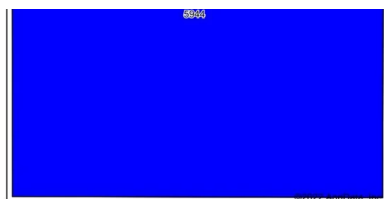


**Auction Tract 2 160+/- Acres of Farmland
in Stafford County, Kansas.
Saint John, KS 67576**

\$1
160 +/- acres
Stafford County



State: **Kansas**
County: **Stafford**
Location: **26-23S-14W**
Township: **Cleveland**
Acres: **159.62**
Date: **3/13/2022**



Main Provided By
surety
CUSTOMER ONLINE CAPABILITY
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Soils data provided by USDA and NRCS

Area Symbol: KS185, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	156.68	98.2%		Well drained	Ile
5885	Farnum and Funnar loams, 0 to 1 percent slopes	2.94	1.8%		Well drained	Iic
Weighted Average						2.00

*c: Using Capabilities Class Dominant Condition Aggregation Method



Auction Tract 2 160+/- Acres of Farmland in Stafford County, Kansas. Saint John, KS / Stafford County

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Farms

Latitude / Longitude

38.01823 / -98.83654

Taxes (Annually)

2319

Acreage

160

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-tract-2-160-acres-of-farmland-in-stafford-county-kansas-stafford-kansas/26039>



Auction Tract 2 160+/- Acres of Farmland in Stafford County, Kansas. Saint John, KS / Stafford County

PROPERTY DESCRIPTION

AUCTION TRACT 2 160+/- FARMLAND ACRES IN STAFFORD COUNTY, KANSAS.

Auction Location and Time: The auction will be held at Red Cedar Land Co. Corporate Office 2 NE 10th Ave. St. John, Kansas 67576. (1 Mile East of 281/50 HWY Round-a-bout). April 16th, 2022 @ 11:00 a.m.

Auction Terms and Conditions: 10% down day of sale. Closing shall be with High Plains Title. Closing and title costs split 50/50 between buyers and sellers. Possession of the farmland after 2021-2022 winter wheat is harvested. Pre-approved bidders only. Sellers have elected to have pre auction bidding, phone bidding, and live bidding. Closing shall take place 45 days or sooner from auction date. What mineral rights the Sellers own shall transfer. **All tracts selling subject to court approval.**

Legal Descriptions: Tract 2 - 160+/- Acres in the SW/4 of 26-23-14.

Driving Directions: Tract 2- From St. John, Kansas head west on 1st ave and go 5 miles. Turn north on NW 50th Ave and go 1 mile. The farm is on the east side of the road.

Taxes: Tract 2 - \$2,319.98

Property Description:

Tract 2 - Selling as 160+/- acres in the SW/4 of 26-23-14. Located 4 miles from Dillwyn elevator and 5 miles from St. John elevator. There are 158+/- acres currently drilled to wheat. Possession is after the 2021-2022 winter wheat is harvested. Sandy loam soils with 1 to 3% slopes. This farm is located in a great upland game area and would make an excellent hunting farm if planted to CRP.

For more information about the Auction Contact Broker / Owner Ryan Koelsch at 620-546-3746 or Auctioneer Mike Niedens at 620-793-0383.

Key Features

Close to St. John Elevator

Close to Dillwyn Elevator



1 Miles From Blacktop Access

Great Yields

Hunting Potential

20 Minutes From Pratt, Kansas

25 Minutes From Great Bend, Kansas

45 Minutes West of Hutchinson, Kansas

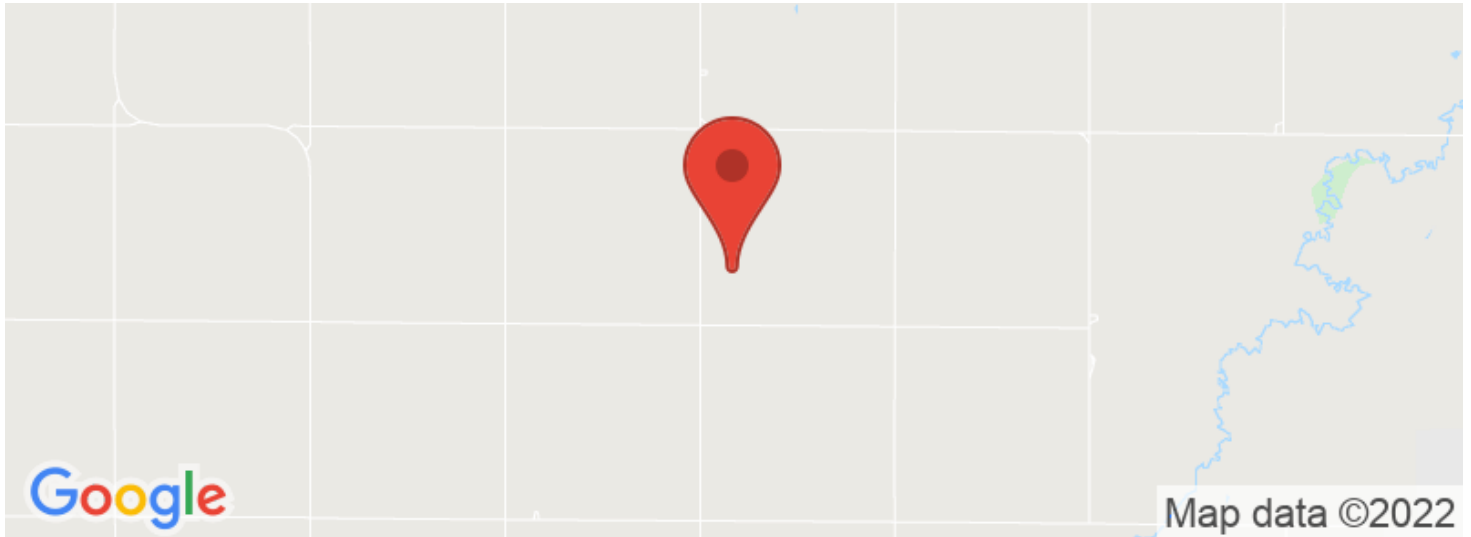
1.5 Hours From Wichita



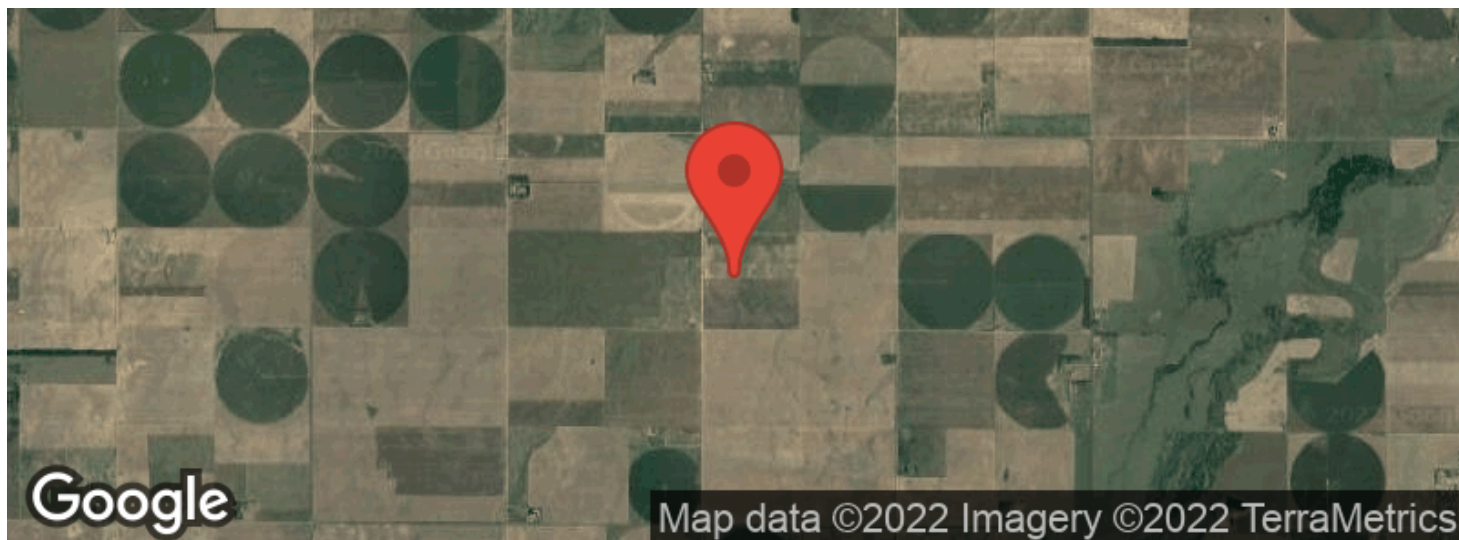
**Auction Tract 2 160+/- Acres of Farmland in Stafford County, Kansas.
Saint John, KS / Stafford County**



Locator Maps



Aerial Maps



Auction Tract 2 160+/- Acres of Farmland in Stafford County, Kansas.
Saint John, 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



This image shows a blank 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.



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
(620) 546-3746
www.redcedarland.com

