
**240+/- Acres of Excellent Hunting in
Stafford County, Kansas
Saint John, KS 67576**

\$599,760
240 +/- acres
Stafford County



240+/- Acres of Excellent Hunting in Stafford County, Kansas Saint John, KS / Stafford County

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Recreational Land, Farms, Hunting Land

Latitude / Longitude

38.0521 / -98.8254

Acreage

240

Price

\$599,760

Property Website

<https://redcedarland.com/detail/240-acres-of-excellent-hunting-in-stafford-county-kansas-stafford-kansas/6917/>



240+/- Acres of Excellent Hunting in Stafford County, Kansas Saint John, KS / Stafford County

PROPERTY DESCRIPTION

PRICE REDUCED!

This 240+/- acre property is located 3 miles West, and 3.5 miles North of St. John, Ks in Stafford County.

Road Intersections: Nw 40th Ave (East Side of Property) and Nw 70th Ave (North Side of Property).

Legal Description: Ne/4 of S14-T23s-R14w, and the N/2 of the Se/4 of S14-T23s-R14w.

This farm is one of the most sought after tracts in the state of Kansas for giant whitetail deer, upland game (quail and pheasant), and large amounts of turkey. This tract is extremely unique with its diverse terrain changes and mature timber. The property has large sand hills, thick catalpa groves, large cedar trees, and mature cotton woods. The property includes tillable acres (currently unplanted), wildhorse creek, and a small pond. There are roughly 65+/- acres that could be tillable, and several 1-5 acre opening that are perfect for food plots. The aerial photo barely covers how thick the property really is. The property hunts big and can comfortably hold 15 tree stand locations. The big buck history on this farm contains several 180+ inch deer. A farm with this much cover and habitat is extremely rare in this part of the state of Kansas.

Property Features:

Perfect Building Site

Power and Water to the Property

1.5 Miles off Blacktop

Excellent Deer, Quail, Pheasant, and Turkey Hunting

1.5 Hrs From Wichita Airport

Thick Cover / Mature Timber

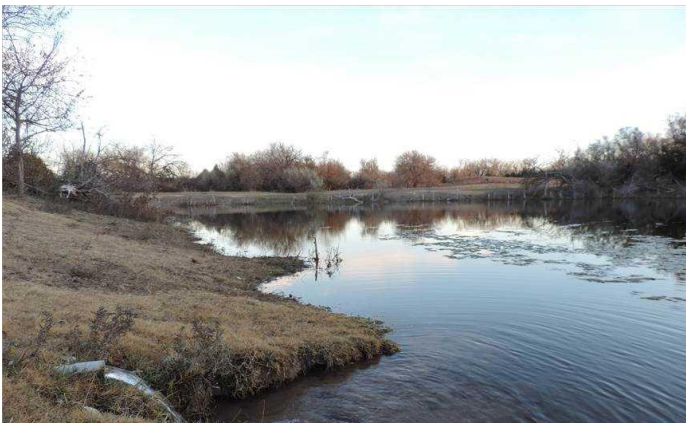


What water rights, mineral rights, oil and gas rights that are owned by the Seller shall transfer to new owner.

For more information contact Ryan Koelsch at 620-546-3746



240+/- Acres of Excellent Hunting in Stafford County, Kansas
Saint John, KS / Stafford County





Locator Maps



Aerial Maps



240+/- Acres of Excellent Hunting 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



[illegible]

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

