

**Auction - 160+/- Acres Including a House,
Shop, Buck Barn, and Personal Property.
Saint John, KS 67576**

\$1
160 +/- acres
Stafford County



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Saint John, KS / Stafford County**

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Hunting Land, Farms, Residential Property

Latitude / Longitude

37.880815 / -98.827688

Dwelling Square Feet

1512

Bedrooms / Bathrooms

3 / 2

Acreage

160

Price

\$1



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PROPERTY DESCRIPTION

Auction - 2004 Modular Home with Shop, Extra Living Quarters, and Personal Property.

Legal Description: 160+/- Acres in the NE/4 of S14-T25S-R14W.

Property Driving Directions: From St. John Kansas go 8 miles south to SW 50th St. Turn west and go 4.25 miles. The house and acres are on the south side of the road.

Auction Time: 11:00 a.m. CST Saturday Oct. 30th, 2021.

Auction Address: Red Cedar Land Co. Corporate Office 2 NE 10th Ave St. John Kansas 67576 (1 mile east of 281 / 50 HWY Roundabout).

Property Taxes: \$2,897.17 in 2021.

Property Description: You can't ask for a better country set up. Located just 10 minutes south west of St. John this farm has it all for simple country living or a basecamp for hunters. The home features 3 bedrooms, 2 baths, and has been highly maintained inside and out. The home looks brand new on the inside and is complemented by many hours of hard work towards landscaping and maintenance outside. The back of the home features a nice deck / patio to relax in the sun or have friends over for cookouts. Many upgrades in the last 10 years including newer roof, siding, and new gutters. There is a full basement that is currently unfinished. Every square ft has been cleaned and very well taken care of. The sellers have put tons of time and effort into the lawn, landscape, and even cleaning up inside the groves of trees.

Personal Property Included: Microwave, washer / dryer, stove, refrigerator.

For the Hunters: There are approximately 60+/- acres with excellent cover, mowed trails, and years of land management for the deer, pheasant, quail, and turkey. This portion of unit 16 is well known for being able to chase not only deer but multiple other species of game. The owners enjoy watching the deer and other animals right off the deck in the back yard. The new owner shouldn't have any trouble taking a great buck every year off this farm! There is a 28'x28' shop with living quarters perfect for guests to utilize while staying to visit family or hunting.

Check Out Trail Camera Photos



For the Farmers: There are approximately 100+/- acres tillable. 95+/- acres are currently in milo. The farmland is being cash rented for \$40.00 per acre. Sellers have agreed to prorate the cash rent to the date of closing.

What mineral rights the sellers own shall transfer. It is believed to be 100%. There is a pipeline running through the property.

The house, shed, outbuildings, personal property, and land all will be selling "As is, where is with no warranties or guarantees."

Since being homesteaded many years ago this farm has only sold one time in the last century! Don't miss out this go 'round!

Key Features:

2004 Home in Excellent Condition

3 Beds - 2 Baths

Great Landscaping

Excellent Hunting

28'x28' Building with Additional Living Quarters

50'x30' Shop

100+/- Tillable Acres

60+/- Acres of Hunting Land

Full Basement (Unfinished)

Small Pond

Personal Property Auction List:

- 1.) 2015 John Deere Tractor with 305 Loader and category 1 imatch. ***Great Condition***
- 2.) John Deere Mx5 mower.



- 3.) John Deere riding mower with 38" cut.
- 4.) Pro Force gas generator.
- 5.) Log splitter.
- 6.) Cast iron wood burning stove - **never used.**
- 7.) Misc. dog kennels.
- 8.) 2015 Montana High Country 5th wheel camper with many upgrades - ***LIKE NEW!***
- 9.)Homemade outdoor dog kennel.
- 10.) Winchester Super x 2 3 1/2" semi automatic black synthetic - **like new (box included)**.
- 11.) Charles Daly Field 12 gauge 3" semi automatic camo / NWTF turkey gun (with box).
- 12.) Browning Citori 20 gauge over and under (with box) - **Great condition.**
- 13.) Misc. Hunting clothes.
- 14.) Pheasants Forever Neon Sign
- 15.) Dehydrator
- 16.) Dog bathing station.
- 17.) Misc. 12 and 20 gauge ammo.
- 18.) Portable utility sink.
- 19.) Canning jars.
- 20.)Walnut china cabinet.
- 21.) Solid Oak Hutch.
- 22.) 16' trailer.





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Locator Maps



Auction - 160+/- Acres Including a House, Shop, Buck Barn, and Personal Property.
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Aerial Maps



**Auction - 160+/- Acres Including a House, Shop, Buck Barn, and Personal Property.
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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

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

