

Online Only Auction - Unit 15 Turn Key Hunting Farm
with Income
00000 SE 80TH ST
Stafford, KS 67578

158± Acres
Stafford County



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Stafford, KS / Stafford County

SUMMARY

Address

00000 SE 80TH ST

City, State Zip

Stafford, KS 67578

County

Stafford County

Type

Hunting Land, Farms

Latitude / Longitude

37.834832 / -98.659981

Taxes (Annually)

858

Acreage

158

Property Website

<https://redcedarland.com/detail/online-only-auction-unit-15-turn-key-hunting-farm-with-income-stafford-kansas/90631/>



**Online Only Auction - Unit 15 Turn Key Hunting Farm with Income
Stafford, KS / Stafford County**

PROPERTY DESCRIPTION

Online Auction 158+/- Acres of Excellent Hunting and Tillable in Stafford County, Ks. *TURN KEY READY TO HUNT!*

Online Bidding will open Thursday October 23rd, 2025, and concludes Thursday October 30th, 2025 at 6 pm CST. *The Red Cedar Team will be available at 2 NE 10th Ave., St. John, Ks (one mile east of 281-50 round a bout) from 1pm on 10-30-25 until the auction concludes to help answer questions, and register bidders.*

To register and bid online [CLICK HERE TO START BIDDING!](#)

Address / Legal Description: 00000 SE 80TH ST. UNPLATTED SUBDIVISION-RURAL, S32, T25, R12, ACRES 158+/-, NE4 LESS RD R/W SECTION 32 TOWNSHIP 25 RANGE 12

2024 Taxes: \$858.54

Driving Directions: From Pratt, Kansas take 281 north 12 miles to SE 80th St. Turn east on SE 80th St and head 4.5 miles. The property is on the south side of the road.

From Stafford, Kansas take main street black top south 8 miles to SE 80th St. Turn west on SE 80th St and continue 3 miles. The property starts on the south west side of the road intersection of SE 80th St / SE 50th Ave.

Property Description: Located in southern Stafford County in Unit 15 this tract lays in a great deer management area. Good recreational turn key farms are hard to find right before the peak of deer season. This tract has excellent deer history with the trail camera / harvest history to back it! Mature cottonwoods, cedars, elms, and catalpa trees line the North Fork of the Ninnescah River through the center of the property creating excellent pinch points and openings to hunt. The creek bed is usually dry but still provides good cover for the deer to navigate throughout the property. The native grasses are 5-6' tall, and is great additional cover for the deer, quail, pheasant, turkey, and predators. There is a small pond in the middle of the property great for all wildlife to utilize. ***This tract is in a well known area and has the genetics to harvest a big mature whitetail every year! There are already multiple good bucks on camera early in the season!***

The sellers are offering IMMEDIATE POSSESSION upon non-refundable earnest money to the winning bidder! You can have the entire Kansas rut to yourself and the prime of all hunting the rest of the year!

Farming Income: There are 15+/- acres planted to alfalfa on the north side of the creek bed, and 65+/- acres on the south side. The alfalfa was just drilled this fall and already has a good stand starting with the above average rainfall for the year. The cropland is on a crop share basis with the land owner getting a 25% share of all the hay production. The remaining lease has approximately 2 years left. We highly recommend the current tenants remaining in place as farmers and to watch over the land.

Mineral Rights: What mineral rights the Seller owns shall transfer. Buyers to pay half of the mineral search.

Land Enhancements: This farm has mowed trails throughout the property creating great entry points to access the property to hunt multiple stand locations. There is a 1+/- acre food plot planted to winter wheat and turnips on the west end of the property.

Personal Property Included: The farm also comes with a well placed Red Neck Hunting Blind on a 10' tower, (2) Muddy Ladder Stands, (2) 1,000# All Season Spin Feeder. All the upfront expense and labor is already done!

Auction Terms & Conditions: No buyer's premium. Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering.

Registered bidders will be contacted by the auction company for proof of funds/pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with Security 1st Title on or before 30 days from the auction date. Taxes shall be



prorated to the date of closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. What mineral rights the sellers own shall transfer to the buyer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify and bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC has the right to extend, pause, or delay the auction with sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate; however Red Cedar Land Co. LLC is not liable for its accuracy. Red Cedar Land Co. LLC is acting as a seller's agent. The land is selling subject to seller's confirmation of price. If the buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Any announcements made the day of the sale shall take precedence over any other advertised material or verbal communication. Buyer will receive immediate possession upon deposit of non refundable earnest money to access the property with no liability held to the sellers for any accidents while on the property.

Buyers to pay half of the mineral search.

For more information or to schedule a showing call Ryan Koelsch at [620-546-3746](tel:620-546-3746)

Key Features:

Unit 15

Trophy Whitetail Deer Hunting

North Fork Ninnescah

Great Hunting History

2 Access Roads

Pond

Alfalfa Income

Red Neck Tower Blind

(2) Muddy Treestands

(2) All Season 1,000# Feeder

15 Minutes North of Pratt, Ks

15 Minutes South of Stafford, Ks

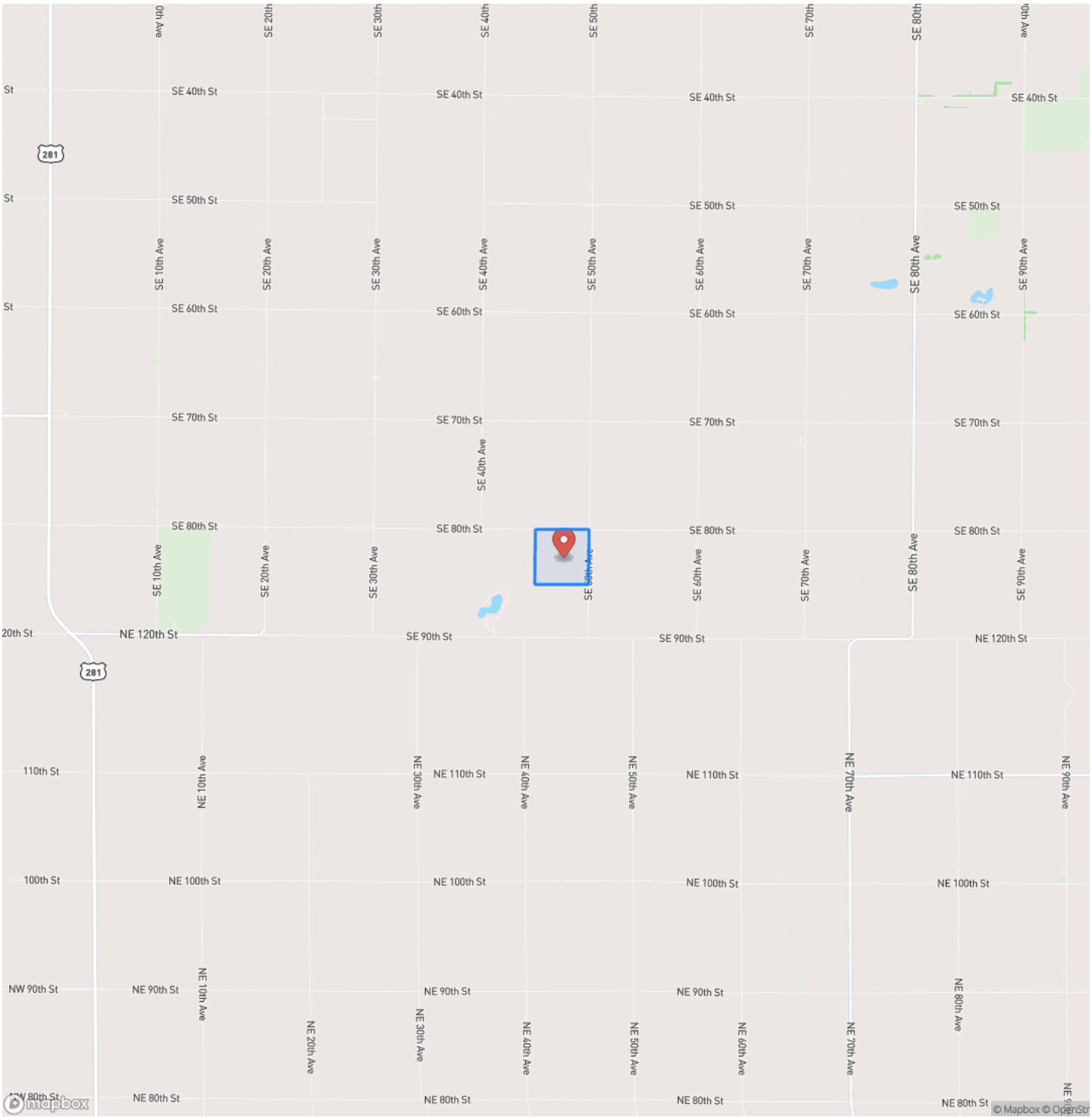
1 Hour and 15 minutes from Wichita Airport



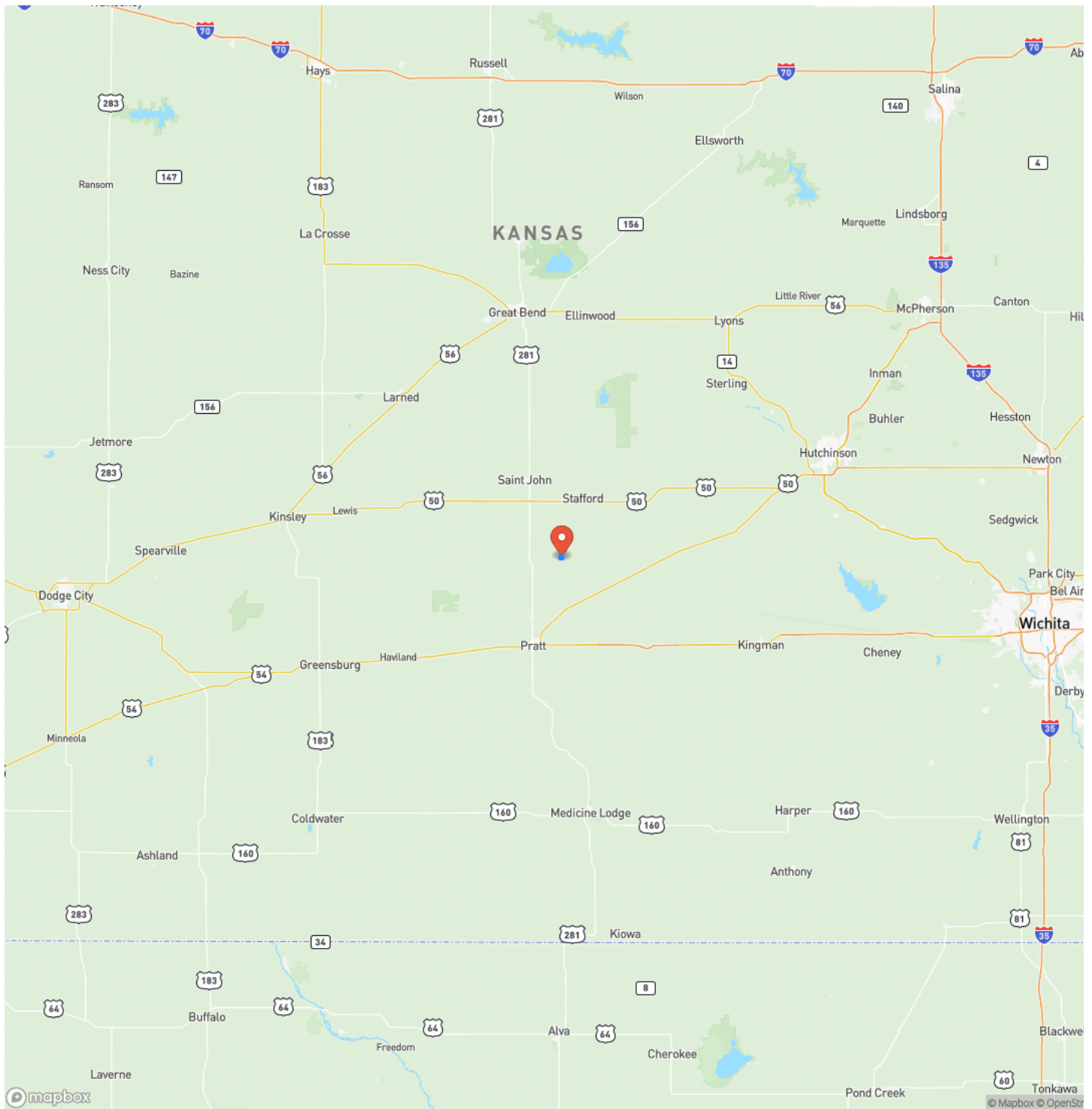
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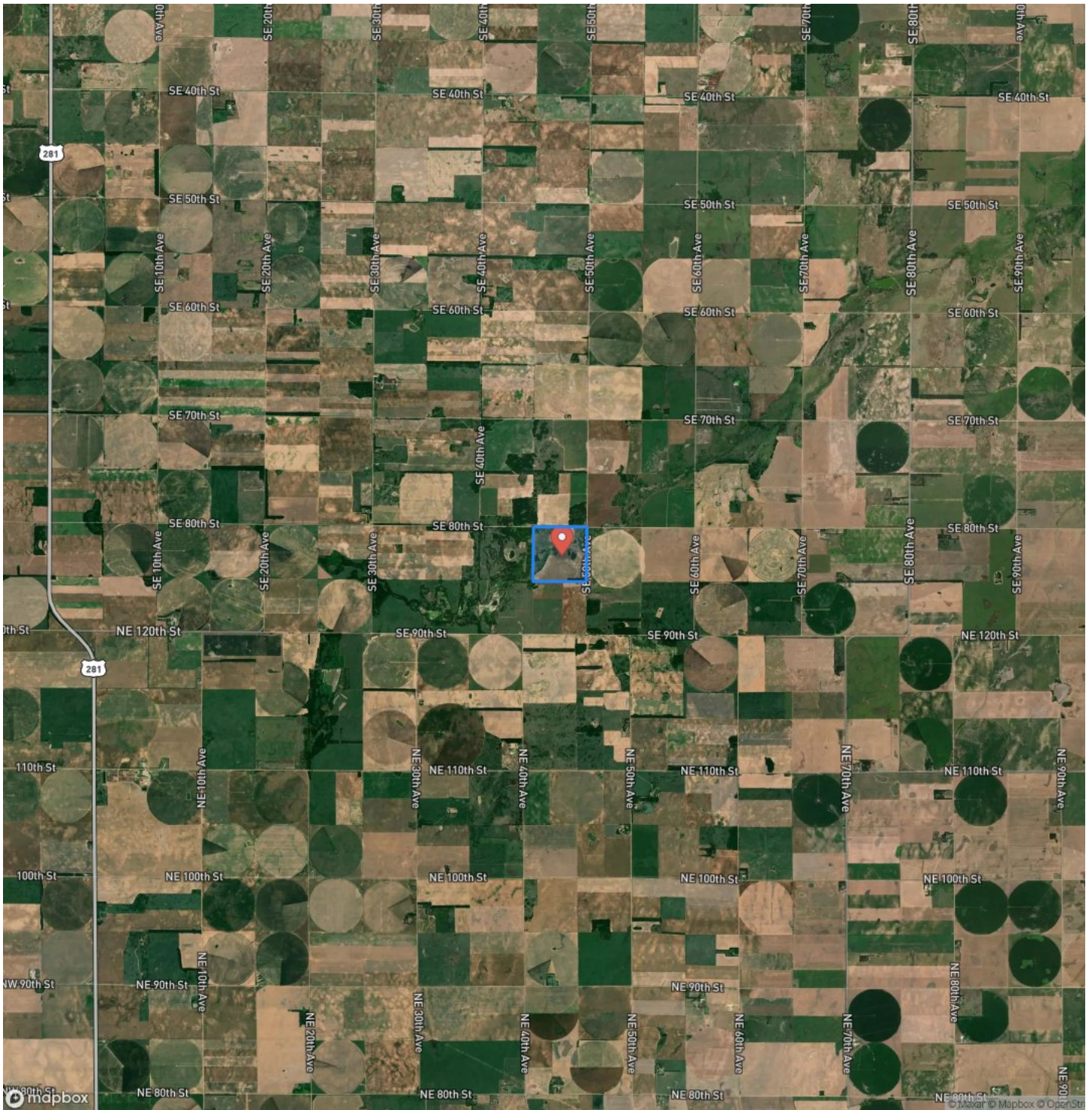
Locator Map



Locator Map



Satellite Map



Online Only Auction - Unit 15 Turn Key Hunting Farm with Income

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



[illegible]

redcedarland.com

DISCLAIMERS

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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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