

**Auction - 160+/- Acres with House, Shed,
Tillable, and Oil Production
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

Farms, Residential Property, Hunting Land

Latitude / Longitude

37.887725 / -98.788117

Dwelling Square Feet

1168

Bedrooms / Bathrooms

3 / 1

Acreage

160

Price

\$1



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PROPERTY DESCRIPTION

ON SITE AUCTION - Ruby O'Dell Trust 160+/- Acres with Oil Production, House, Pond, and Antiques in Stafford County, Kansas.

Legal Description: 160+/- Acres in the SE/4 of S07-T25S-R13W.

Auction Site Property Address: 206 SW 50th St St. John Kansas 67576

Property Driving Directions: From St. John Kansas go 8 miles south to SW 50th St. Turn west and go 2 miles. The house and acres are on the north west side of the road.

Auction Time: 11:00 a.m. CST Saturday March. 26th, 2022.

Property Taxes:

Auction Terms: 10% down day of sale. Closing shall be with High Plains Title. Closing and title costs split 50/50 between buyers and sellers. 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. All real estate and personal property selling "as is, where is". The sale is not contingent upon inspections from buyers. Any announcements made day of sale shall take precedence over any other marketing material.

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, 1 bath, 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.

145+/- Acres of dryland tillable. Possession of the tillable will be after the wheat is harvested this summer.

The owners mineral rights will transfer with the land. It is believed to be 50% mineral right ownership.



Key Features:

Oil Production

3 Bedroom 1 Bath Home

Large Shed

Car Port

145 Acres Tillable

Pond

Tillable Income

2 Miles From 281 HWY

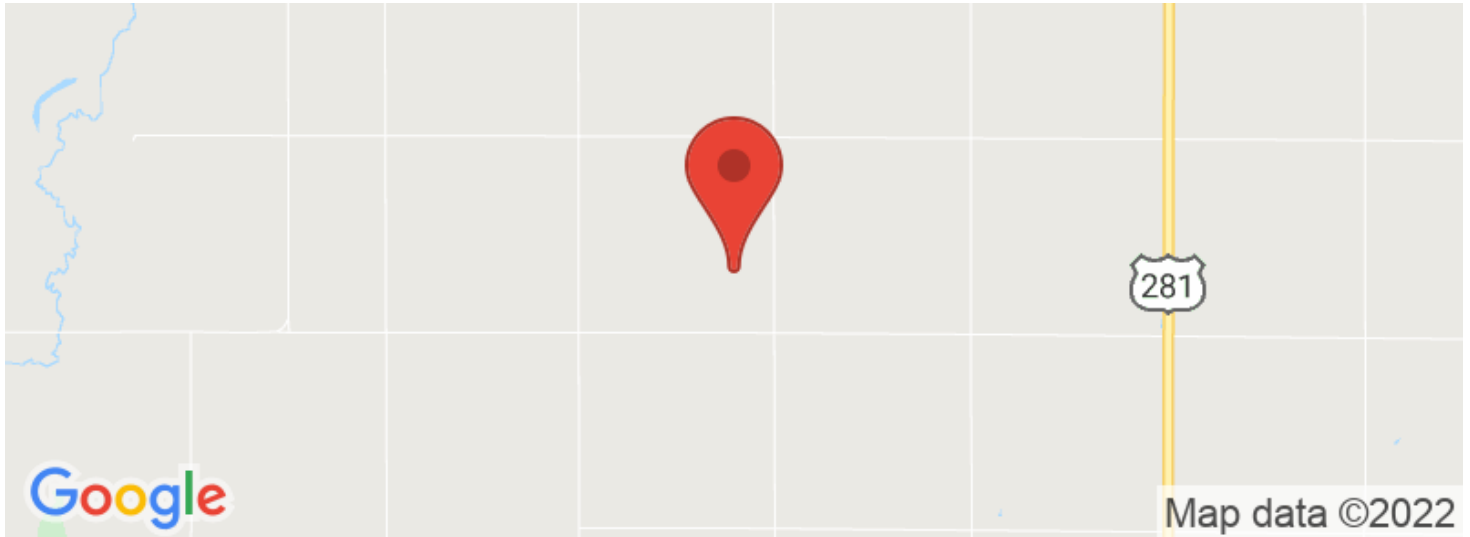
Great Hunting Area



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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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.



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