

**157+/- Acres of Pasture Land off 50 Hwy in Stafford
County, Kansas.
Saint John, KS 67576**

**157± Acres
Stafford County**



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Saint John, KS / Stafford County

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Ranches, Hunting Land

Latitude / Longitude

38.002237 / -98.760089

Acreage

157

Property Website

<https://redcedarland.com/detail/157-acres-of-pasture-land-off-50-hwy-in-stafford-county-kansas-stafford-kansas/48870/>



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PROPERTY DESCRIPTION

Auction - 157+/- Acres of Pasture Land off Highway 50 in Stafford County, Kansas.

Auction Date / Time / Location: Tuesday January 9th, 2024 at 11:00 am @ the Red Cedar Land Co Office. 2 NE 10th ave St. John, Ks.

Live and Phone Bidding.

Legals: NE/4 of 22-24-13

Taxes in 2023: \$894.46

Directions: From 281/50 round-a-bout south of St. John head 1/2 mile east. The farm is on the south side of 50 highway.

Property Description: Pasture land with great access off highway 50 up for auction just south east of St. John, Kansas. This pasture has good fencing, a water well, access from the highway, and great hunting potential. The pasture has been rented for grazing for many years at \$25 per acre cash rent. The cash rent for 2023 shall remain with the Sellers. There are approximately 140+/- acres used for grazing with the remaining 16.5+/- acres in a locust grove. The small cottonwood grove provides good shelter for the cattle, and great roost trees for the local turkey population. The little cover there is has abundant wildlife hosting bob white quail, turkey, whitetail deer, and occational pheasant. The locust grove in the far south west side of the pasture is fenced off to where the cattle cannot access the area creating great shelter for the deer and quail.

The Sellers do not own the mineral rights - therefore no mineral rights shall transfer.

Auction Terms: 10% earnest money down day of sale. Closing shall be with Security 1st Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs split 50/50. All real estate and personal property shall be selling as is where is with no warranty or guarantees. The land is selling subject to any easements. Mineral rights DO NOT transfer. 2023 cash rent shall remain with the sellers. The real estate is not selling subject to any inspections or bank approval. Red Cedar Land Co is a sellers agent.

Any announcements made day of sale shall take precedence over any other advertised material.

For more information or to schedule a showing contact Ryan Koelsch at [620-546-3736](tel:620-546-3736)

Key Feature

Cattle Pasture

Water Well

50 Highway Access

16+/- Acre Locust Grove

1 Mile East of 281/50 Highway

45 Minutes West of Hutchinson

20 Minutes North of Pratt

25 Minutes South of Great Bend

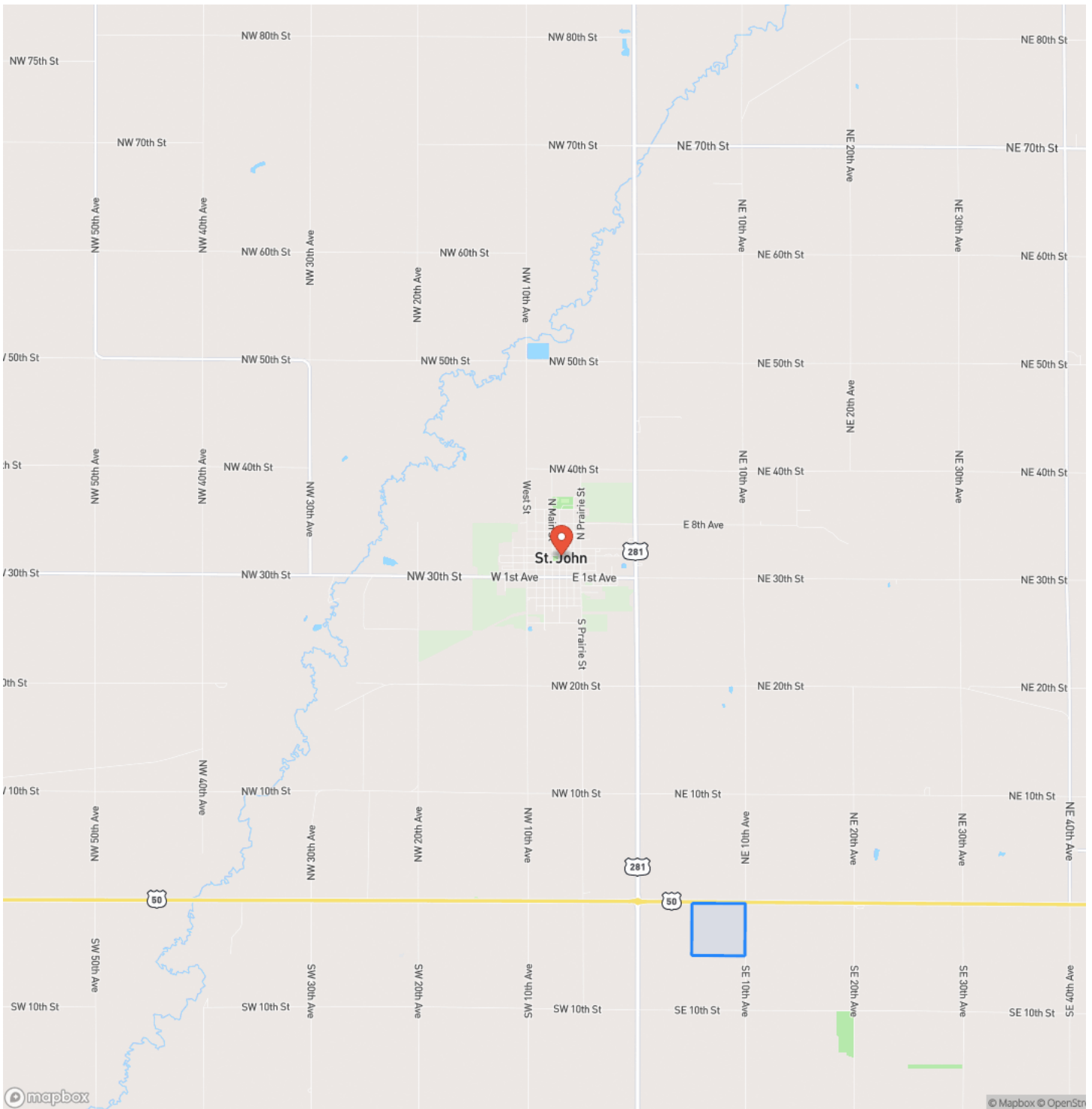


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Locator Map

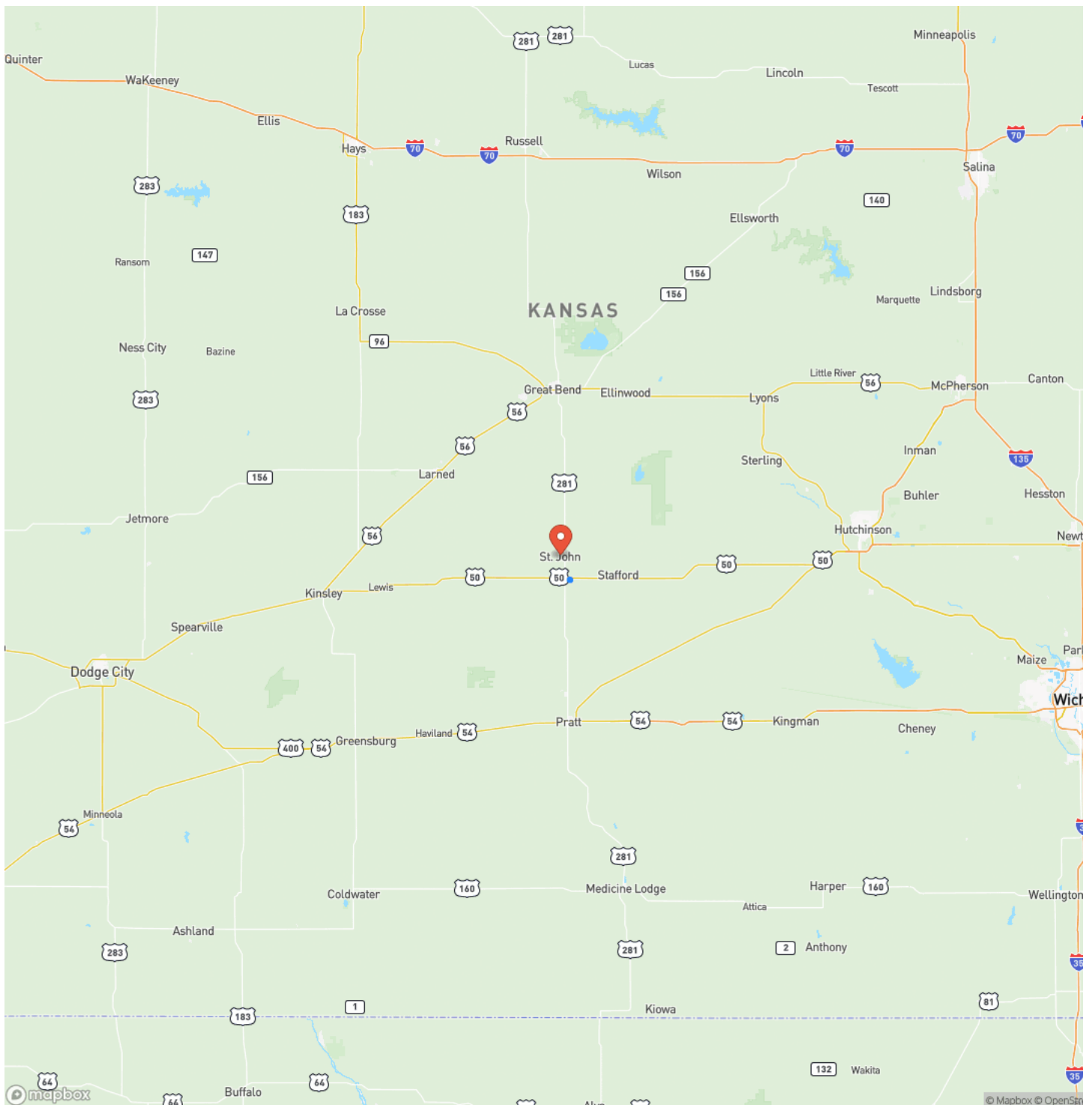


MORE INFO ONLINE:

redcedarland.com

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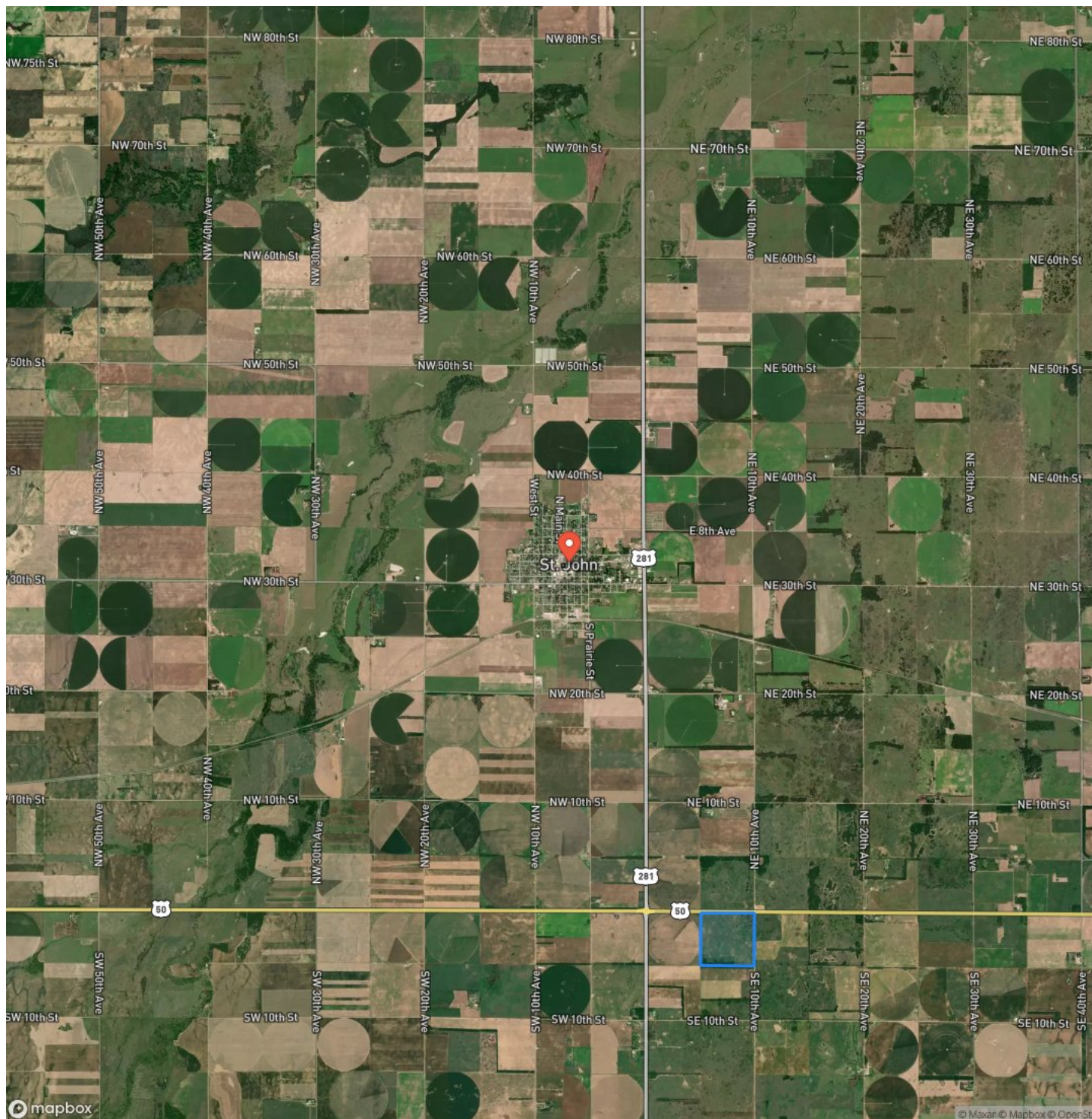


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Satellite Map



**157+/- Acres of Pasture Land off 50 Hwy in Stafford County, Kansas.
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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

City / State / Zip

, KS 67576

NOTES



MORE INFO ONLINE:

redcedarland.com

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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