

**160+/- Acres of Tillable, Hunting, and  
Grazing in Stafford County, Ks.  
Saint John, KS 67576**

**\$240,000**  
160 +/- acres  
Stafford County



**160+/- Acres of Tillable, Hunting, and Grazing in Stafford County, Ks.  
Saint John, KS / Stafford County**

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**SUMMARY**

**City, State Zip**

Saint John, KS 67576

**County**

Stafford County

**Type**

Hunting Land, Farms

**Latitude / Longitude**

38.069312 / -98.861594

**Taxes (Annually)**

740

**Acreage**

160

**Price**

\$240,000

**Property Website**

<https://redcedarland.com/detail/160-acres-of-tillable-hunting-and-grazing-in-stafford-county-ks-stafford-kansas/12041>



## **160+/- Acres of Tillable, Hunting, and Grazing in Stafford County, Ks. Saint John, KS / Stafford County**

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### **PROPERTY DESCRIPTION**

160+/- Acres For Sale in Stafford County, Kansas. Owner Financing Options Available.

Legal Description: NE/4 of 9-23-14.

Driving Directions: From St. John, Kansas head west on 1st street blacktop 5 miles to NW 60th Ave. Turn north on NW 60th Ave and go approximately 4.5 miles. The property is on the west hand side of the road.

Property Description: Located in deer unit 5 this farm has great potential to be developed as a good all around hunting property. Its currently being operated as a cattle farm as the tillable land is in rye and being grazed. There are currently 134+/- acres drilled to rye with approximately 24+/- acres in shelter belt / pasture. Current cash rent is \$35.00 per acre. The farm has a water well with a timer that serves for a water source for the wildlife and the cattle operation. With adding CRP grass this farm would do a complete turn around on hunting. There is already good deer traffic on the farm, but with the addition of more cover / bedding this property would highly excel. This portion of the state is well known for having big deer even with not much cover. All the signs are here to make this farm even better for the cattle rancher or outdoorsmen!

Mineral Rights: What mineral rights are owned by the Sellers shall transfer it is believed to be 25%. There is one active oil well and one inactive well.

Personal property negotiable on fence / panels.

To schedule a showing call Ryan at 620-546-3746.

Key Features:

Deer

Quail

Turkey

Cattle Grazing / Tillable

Water Well



25% of Current Oil Production

1 Producing Well

Owner Financing Available





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## Locator Maps





## Aerial Maps



160+/- Acres of Tillable, Hunting, and Grazing in Stafford County, Ks.  
Saint John, KS / Stafford County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Ryan Koelsch

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**Office**

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**Email**

ryan@redcedarland.com

**Address**

2 NE 10 ave

**City / State / Zip**

St john, KS, 67576

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**NOTES**

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## 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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**Red Cedar Land Co.**  
2 NE 10th ave  
St john, KS 67576  
(620) 546-3746  
[www.redcedarland.com](http://www.redcedarland.com)

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