

Online Auction 156.53+/- Acres on the Rattlesnake
Creek in Stafford County, Ks.
Saint John, KS 67576

156.530± Acres
Stafford County



**Online Auction 156.53+/- Acres on the Rattlesnake Creek in Stafford County, Ks.
Saint John, KS / Stafford County**

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Hunting Land

Latitude / Longitude

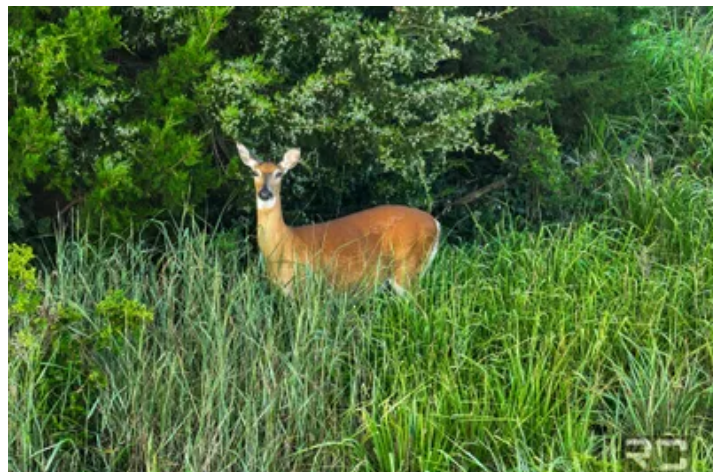
37.865002 / -98.889373

Acreage

156.530

Property Website

<https://redcedarland.com/detail/online-auction-156-53-acres-on-the-rattlesnake-creek-in-stafford-county-ks-stafford-kansas/59680/>



Online Auction 156.53+/- Acres on the Rattlesnake Creek in Stafford County, Ks. Saint John, KS / Stafford County

PROPERTY DESCRIPTION

Online Auction 156.53+/- Acres on the Rattlesnake Creek in Stafford County, Ks.

Presented by Red Cedar Land Co. & McCurdy Auction and Real Estate.

Online Bidding will open Tuesday Aug. 20th, 2024 and concludes Thursday Aug. 29th, 2024 at 3pm 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 08/29/24 until the auction concludes to help answer questions, and register bidders.

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

Broker Registration & Referral Form [Click here!](#)

Address / Legal Description: 750 SW 70th St. NW/4 of S20-T25s-R14w.

2023 Taxes: \$2,914.87

Driving Directions: From St. John, Kansas travel south on 281 highway for 10 miles to southeast 70th st. Turn west on southeast 70th and go 7.5 miles. There is a private drive at the half mile line you turn north on to access the property from the south.

Auctioneer Notes: Land on the Rattlesnake Creek rarely hits the market! This farm has been in the family for nearly 60 years creating a unique opportunity for all buyers!

Property Description: Up for online auction is a truly unique farm that has been in the family for almost 60 years! This 156.53 +/- acre property in Stafford County offers a diverse landscape with mature timber, creek bottom, expired CRP, and some of the best hunting Unit 16 has to offer! The Rattlesnake creek runs almost dead center through the property creating the perfect hunting set up for whitetail deer enthusiasts. There are approximately 37.73+/- acres in expired CRP grass south of the creek that is 3-5' tall. The CRP is excellent cover for whitetails, and even better for the upland game. While scouting the property several coveys of quail were spotted and multiple pheasants. North of the creek has approximately 36.13+/- acres of grass and old tillable farmland. At one time there was about 20+/- acres used as farmland. There are multiple places throughout the property that would make great food plot areas to make the hunting even better. The farm has dirt road frontage on the north and west and a private drive access from the south. This farm is extremely secluded creating the perfect place to build your dream home or fix up the current home on the property. With power and water at the old homestead you are two steps closer from starting your dream country home.

Fix Up Home: The home on the property has been vacant and is currently considered abandoned and in "as is, where is" condition. In 2013 the house was winterized and was stopped being used as a residence. It is a 4 bed 1.5 bath with approximately 2,060 sq ft. and would be a great project to remodel and bring back to its former glory as a primary residence or hunting headquarters.

With this property being so unique, secluded, and loaded with potential, this is an auction you do not want to miss!

Shed Sizes and Year Built:

Tool Shed	35X40 1940 FR FR
Tool Shed	9X12 1920 FR UN
Farm Utility Building	40X60 1970 AV AV
Barn, General Purpose	28X32 1930 FR UN
Farm Utility Storage Shed	14X32 1930 FR UN

Terms and Conditions: Property offered at ONLINE ONLY auction. 10% Buyer's Premium will be added to the final bid. |

BIDDING OPENS: Tuesday, August 20th, 2024 at 2 PM (cst) | **BIDDING CLOSING:** Thursday, August 29th, 2024 at 3 PM (cst).

Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. \$25,000 earnest money deposit at the time of contracting with a closing on or before 30 days from the date of



sale. Possession is immediate at closing. Any personal property remaining in the home or on the property at the time of closing will be considered abandoned.

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Real Estate & Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representations as to the accuracy or completeness of such information. The Title Commitment Schedule B Part II – Exceptions will be added as a supporting document on McCurdy.com at the time it is provided by the title company. Auction announcements take precedence over anything previously stated or printed Total purchase price will include a 10% buyer's premium (\$1,500 minimum) added to the final bid. Broker participation is recognized (3% referral fee offered). Broker registration form is available under the "Supporting Documents" section.

Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160-acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total bid price of \$800,000 (plus Buyer's Premium, if applicable). For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres or a parcel is 158.3 would be offered as 158 acres.

For more information or to schedule a showing call Ryan Koelsch at [620-546-3746](tel:620-546-3746) or Isaac Klingman [316-290-9452](tel:316-290-9452) .

Key Features:

Unit 16

Trophy Whitetail Deer Hunting

Rattlesnake Creek

Sheds

Outbuildings

Expired CRP

Fixer Upper Home

Build Site Potential

Pheasant and Quail

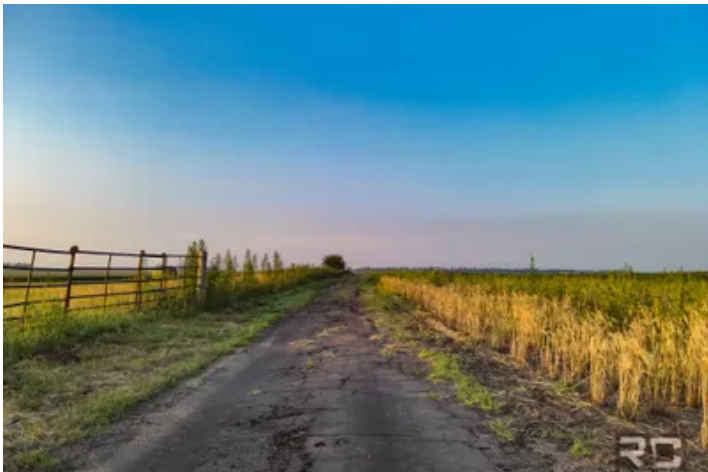
1.5 Miles off Blacktop Road

15 Min From Pratt

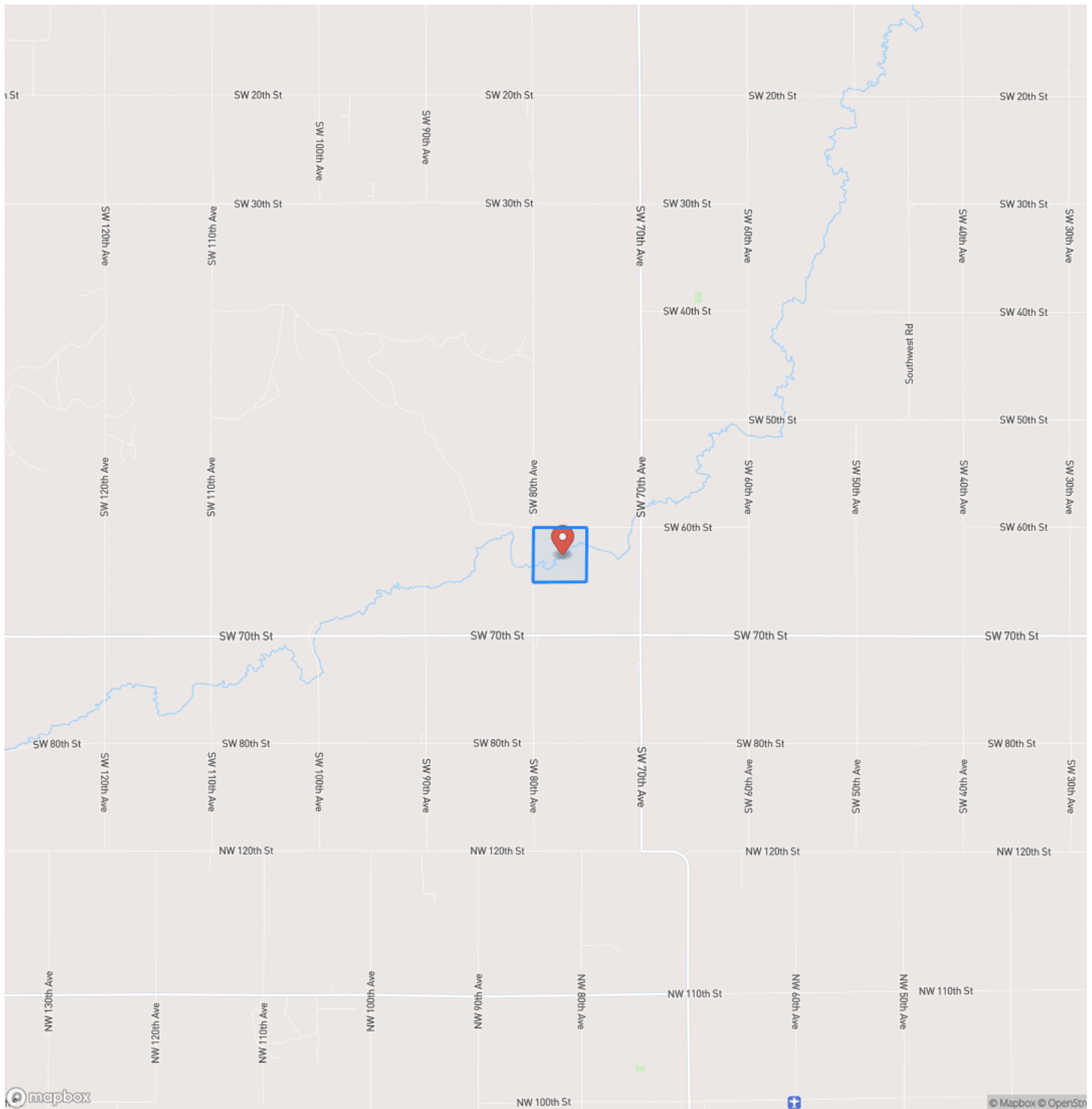
1 Hour and 15 minutes from Wichita



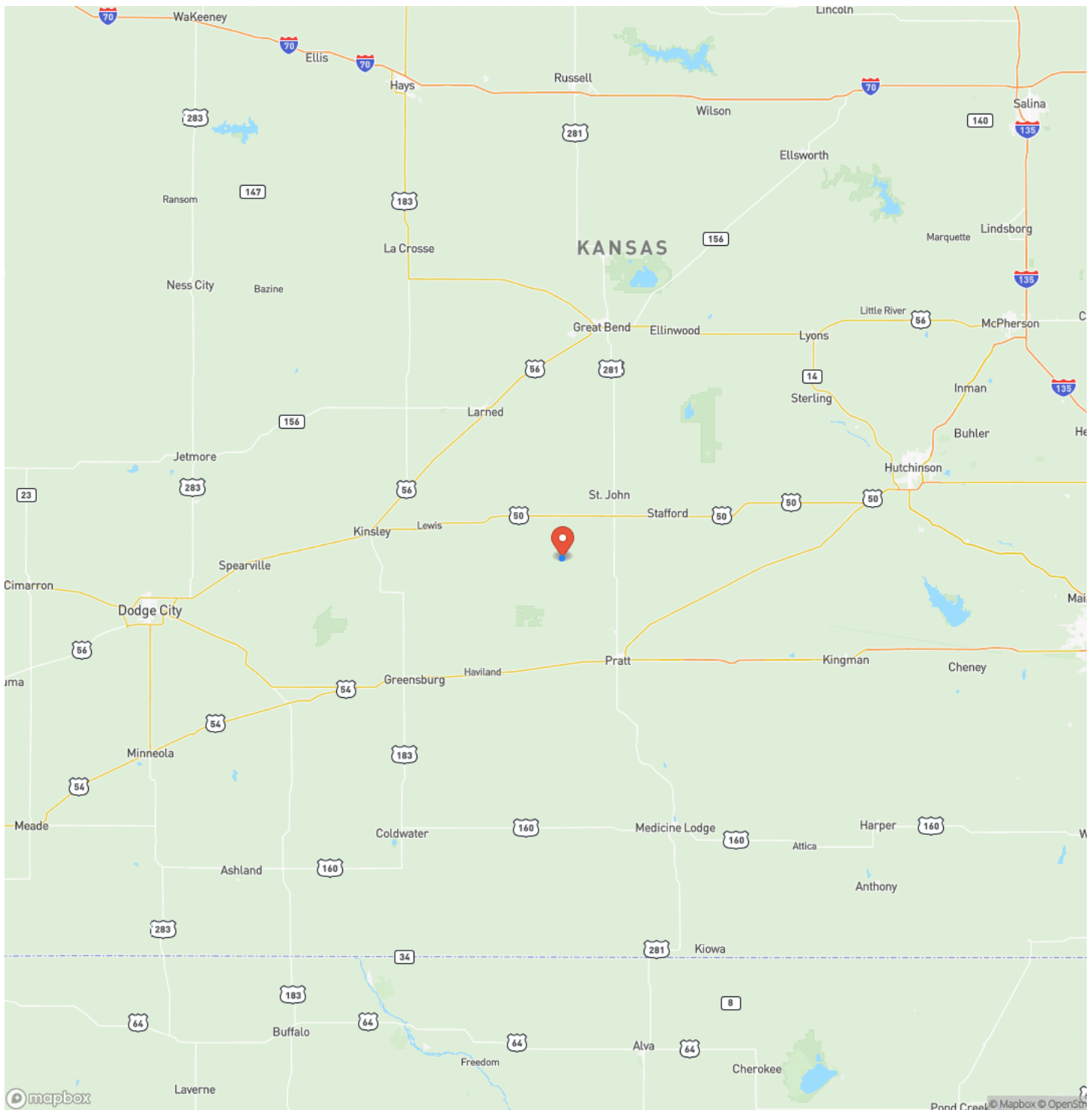
Online Auction 156.53+/- Acres on the Rattlesnake Creek in Stafford County, Ks.
Saint John, KS / Stafford County



Locator Map

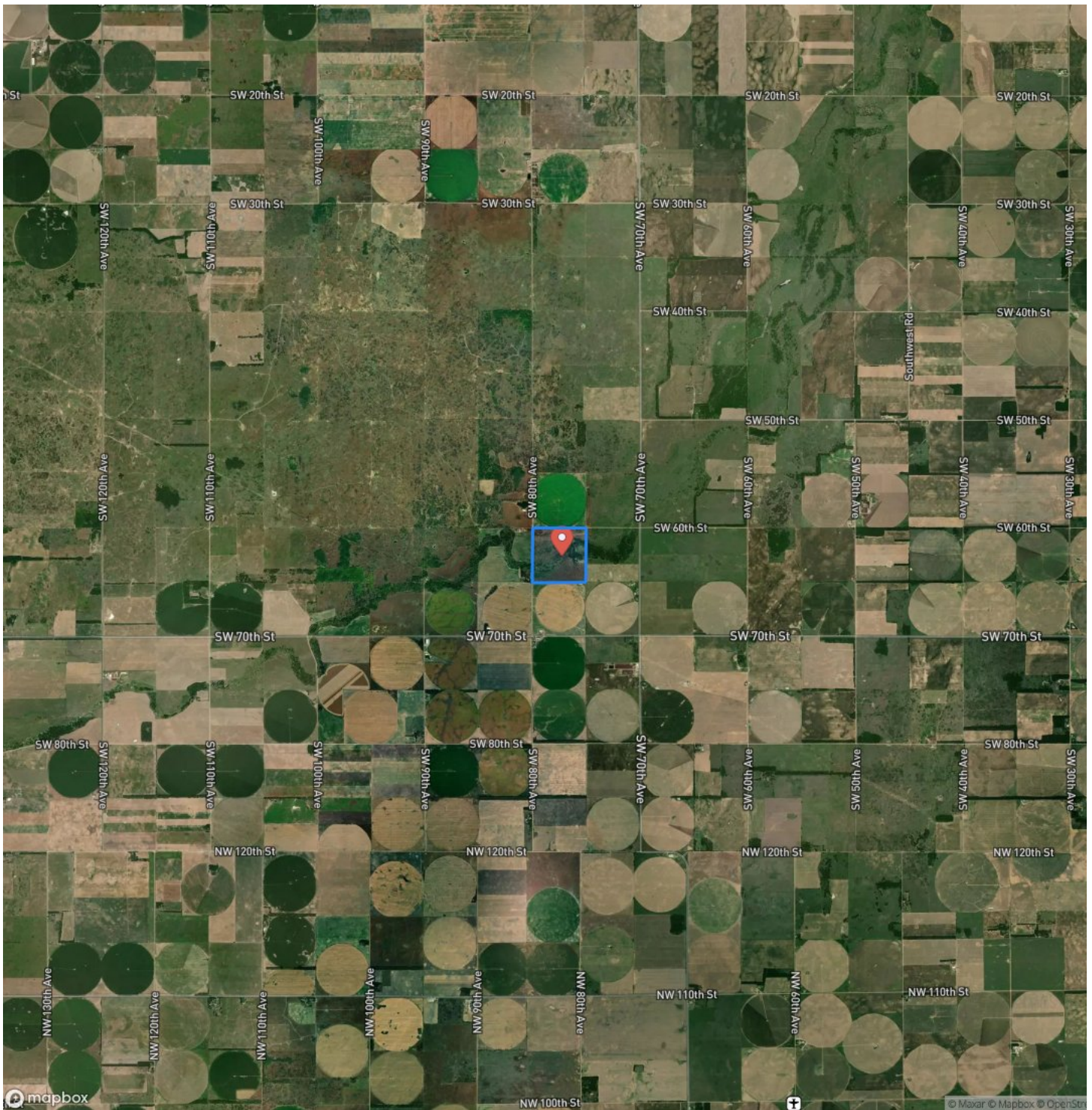


Locator Map



Online Auction 156.53+/- Acres on the Rattlesnake Creek in Stafford County, Ks.
Saint John, KS / Stafford County

Satellite Map



**Online Auction 156.53+/- Acres on the Rattlesnake Creek in Stafford County, Ks.
Saint John, KS / Stafford County**

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

Saint John, KS 67576

NOTES



MORE INFO ONLINE:

redcedarland.com

This image shows a single sheet of white paper with horizontal blue 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
Saint John, KS 67576
(620) 546-3746
redcedarland.com

