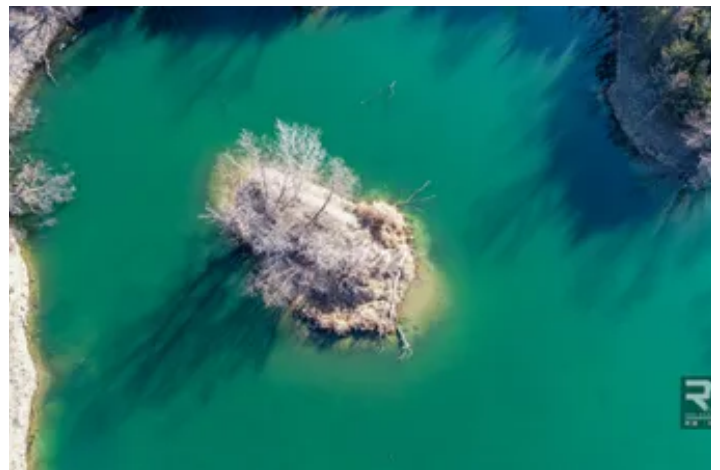


Auction - 188 Acre Feet of Water Rights
111
Saint John, KS 67576

\$1
0.010± Acres
Stafford County



Auction - 188 Acre Feet of Water Rights
Saint John, KS / Stafford County

SUMMARY

Address

111

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Farms

Latitude / Longitude

37.956426 / -98.727458

Acreage

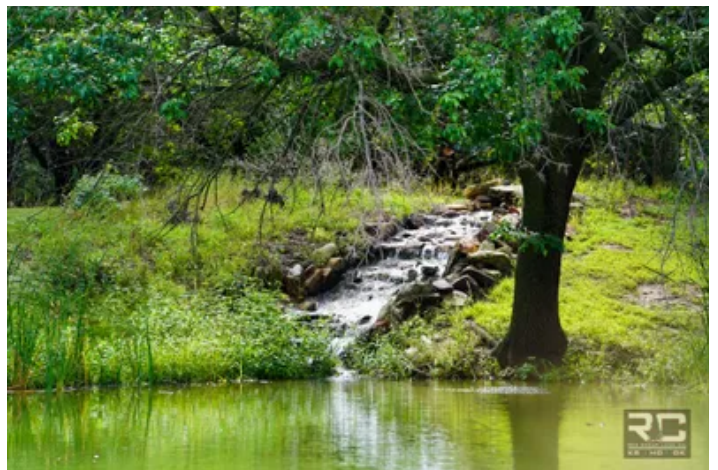
0.010

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-188-acre-feet-of-water-rights-stafford-kansas/81546/>



Auction - 188 Acre Feet of Water Rights Saint John, KS / Stafford County

PROPERTY DESCRIPTION

188 ACRE FEET OF WATER RIGHTS UP FOR AUCTION - WATER RIGHT #39881

Auction Details: Auction to be held at Red Cedar Land Co. 2 NE 10th ave. St. John, Ks 67576 on Friday June 13th @ 11:00 am central.

Auction Description: Extremely rare opportunity to purchase water rights to add to your current farm operation or recreational use. This amount of water can completely change your farming operation or hunting season! This is a water right only sale with NO SURFACE OR MINERAL RIGHTS. This water right is within the Rattlesnake Basin in GMD-5 and will need to stay within this district.

In the picture section of the listing or attached in the documents section you will find GMD No. 5's Application Offset Regulation Map to see likely areas the water can be transferred to, K.A.R. 5-25-22 for movement of water rights affecting streamflow within the Rattlesnake creek, and a Consumptive Use Map by county. Water rights only there will be no surface rights or mineral rights available. (All other pictures are for attention only.)

For the Farmers: Short on water to grow corn or other crops? Have a good piece of dryland farm land that is in a non affected zone to transfer the water to? This water right would be a great addition to your operation!

For the Hunters: This part of the state water is KING. If you have a natural duck marsh that lacks water on dry years this water right is the perfect solution! With 188 AF you can build your dream duck marsh or fishing pond. If you are in a permitted area that passes the application process you can design your own pond or duck marsh! When converting to recreational or industrial use you will lose about 15% of the water from that transfer.

Terms and Conditions: 10% earnest money down day of auction. Closing will be with Security 1st Title upon the buyers application approval (Application process could take 4-8 months). If the buyers application fails to transfer the water rights the buyers shall get their earnest money back. **Water rights transferring shall be contingent upon buyers application being submitted and approved by the Department of Water Resources.** *(The DWR Stafford Field Office is open to the public by appointment during regular business hours. Please call [620-234-5311](tel:620-234-5311) or email Jeff.Lanterman@ks.gov to schedule an appointment).* Buyers are responsible for their own research & due diligence for the transferring of the water rights. Buyers must be pre-approved with their lenders. Red Cedar Land Co is a Sellers Agent. Any announcements made day of sale shall take precedence over any other advertised material. Red Cedar Land Co. and the Sellers shall not be liable for any changes, policies, or updates to the regulations of water after the purchase has been completed.

For more information about the auction contact Broker Ryan Koelsch at [620-546-3746](tel:620-546-3746).

Key Features

Water Right #39881

188 Acre Feet

Improve Your Farm

Convert Dryland to Irrigated

Build a Duck Marsh

Build a Fish Pond

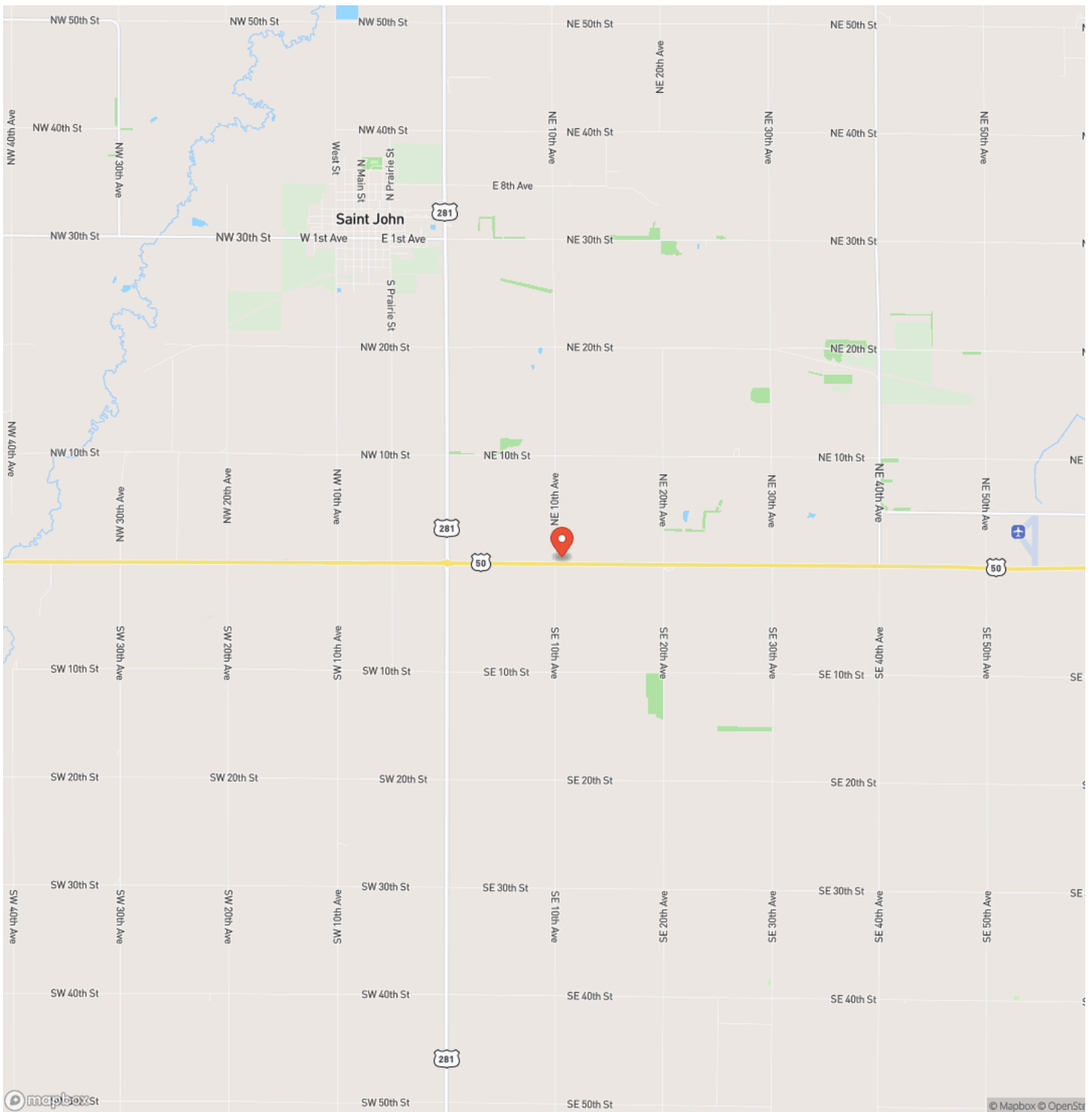
Add Extra Water To Your Irrigation



**Auction - 188 Acre Feet of Water Rights
Saint John, KS / Stafford County**

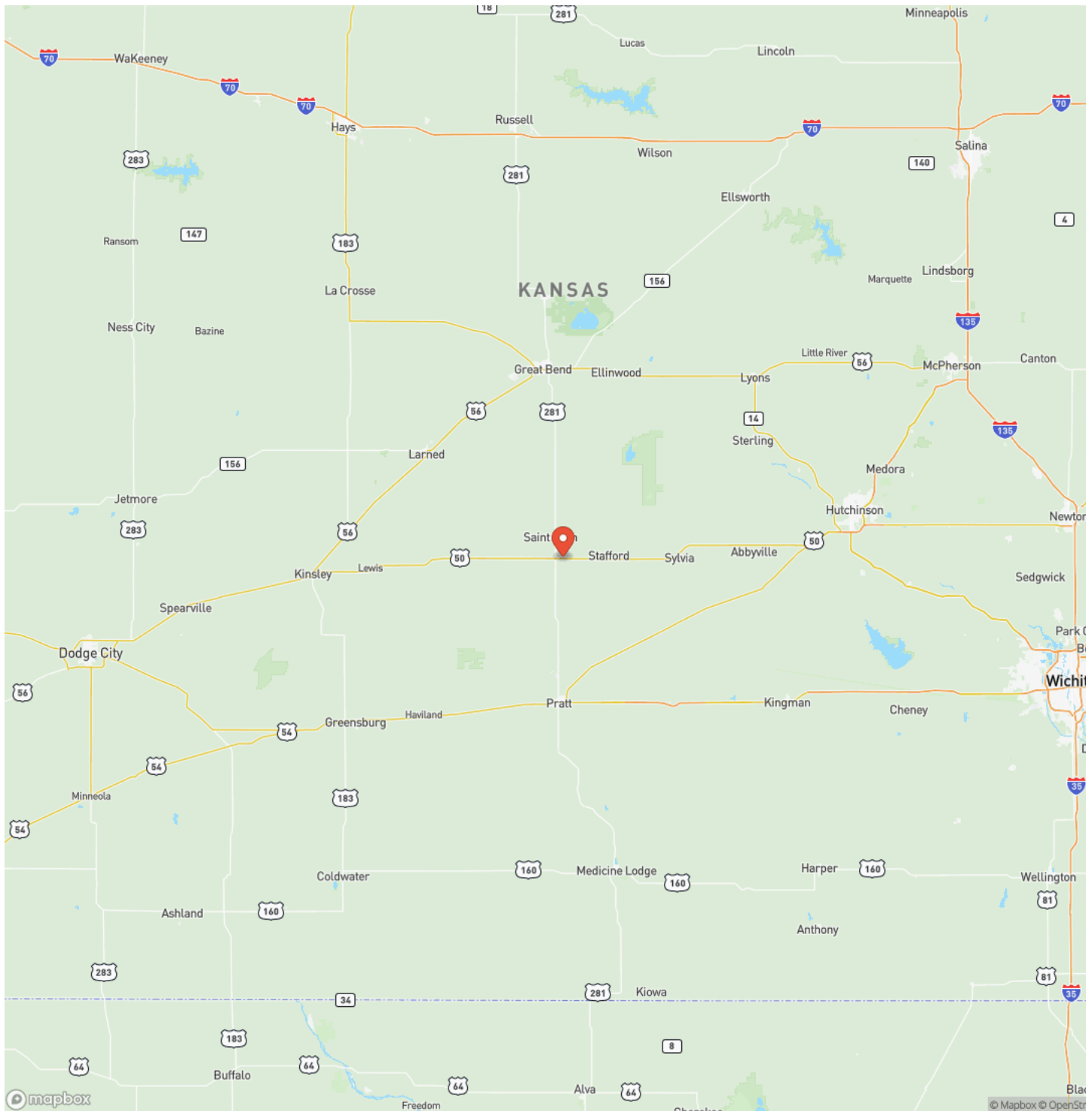


Locator Map

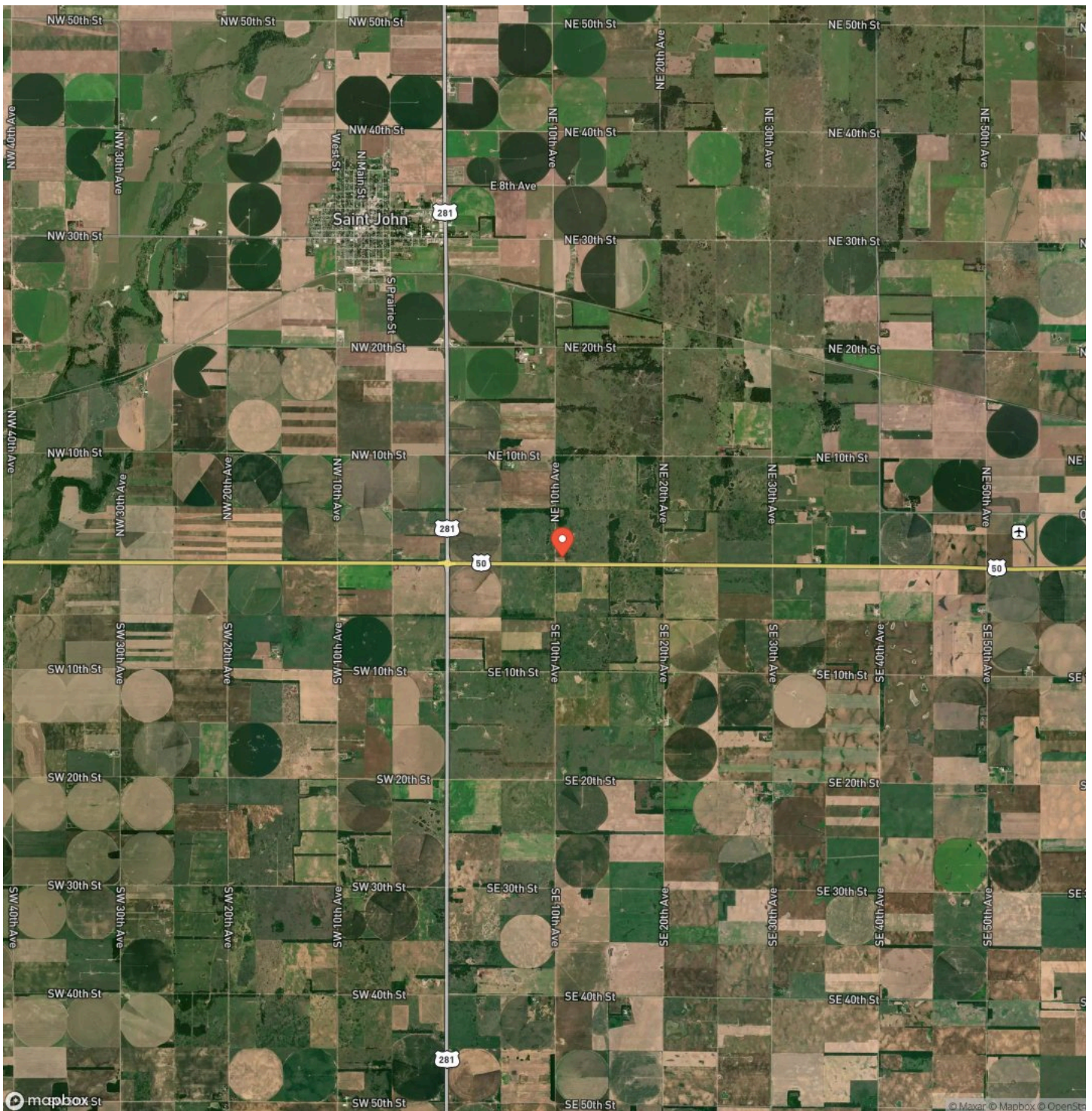


Auction - 188 Acre Feet of Water Rights Saint John, KS / Stafford County

Locator Map



Satellite Map



Auction - 188 Acre Feet of Water Rights 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

NOTES



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
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