

**Auction - Irrigated Farmland in Stafford County,
Kansas.**
Saint John, KS 67576

\$1
160± Acres
Stafford County



**Auction - Irrigated Farmland in Stafford County, Kansas.
Saint John, KS / Stafford County**

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Farms

Latitude / Longitude

37.930472 / -98.751922

Acreage

160

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-irrigated-farmland-in-stafford-county-kansas-stafford-kansas/45955/>



Auction - Irrigated Farmland in Stafford County, Kansas. Saint John, KS / Stafford County

PROPERTY DESCRIPTION

Auction - 160+/- Acres of Irrigated Farmland in Stafford County, Kansas.

Auction Date / Time / Location: LIVE & PHONE AUCTION - Saturday December 2nd @ 11 a.m. The auction will be held at Red Cedar Land Co. 2 NE 10th Ave., St. John, KS 67576

Legals: SE/4 of 28-24-13

Taxes: \$3,073.14

Directions: 4.5 miles south of St. John Ks off 281 Hwy, or 1.5 miles south of 281/50 round-a-bout.

Property Description: Irrigated farmland rarely hits the market in Stafford County. This farm has 118 acre feet of water at 855 gallons per minute. The irrigation equipment is owned by the tenant, and the current farmers tenancy expires Dec. 31st, 2023. The farm is currently planted to alfalfa with the west 80+/- acres in 3 year old conventional alfalfa, and the east 60+/- acres has about 1 year of quality alfalfa left in it. The permit is for 130 acres.

The land is enrolled into the MYFA program (Multi year flex account) and that will end 2027. Its believed to be a 5 year program enrolled in 2022.

The current tenant would like to rent the farmland back. If not he would consider selling the irrigation system and overhauled diesel motor.

Auction Terms: 10% non-refundable 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. The 2022 taxes were \$3,073.14. 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. What mineral rights the sellers own shall transfer. The irrigation system and equipment is owned by the farmer, and will not transfer. The 2023 cash rent shall remain with the sellers. Possession of the farmland is upon closing as the current lease ends Dec. 31st, 2023. The real estate is not selling subject to any inspections or bank approval. Red Cedar Land Co is acting as a sellers agent. Live and phone bidding only sale. The farm will be sold contingent upon sellers confirmation of price.

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 Features

Irrigated Water Rights #32350-00

118 AF, 855 GPM

Enrolled in Multi-Year Flex Account

3 Year Old Established Alfalfa on the West Side

281 Hwy Frontage

Sandy Loam Soils

4.5 Miles From St. John Elevator

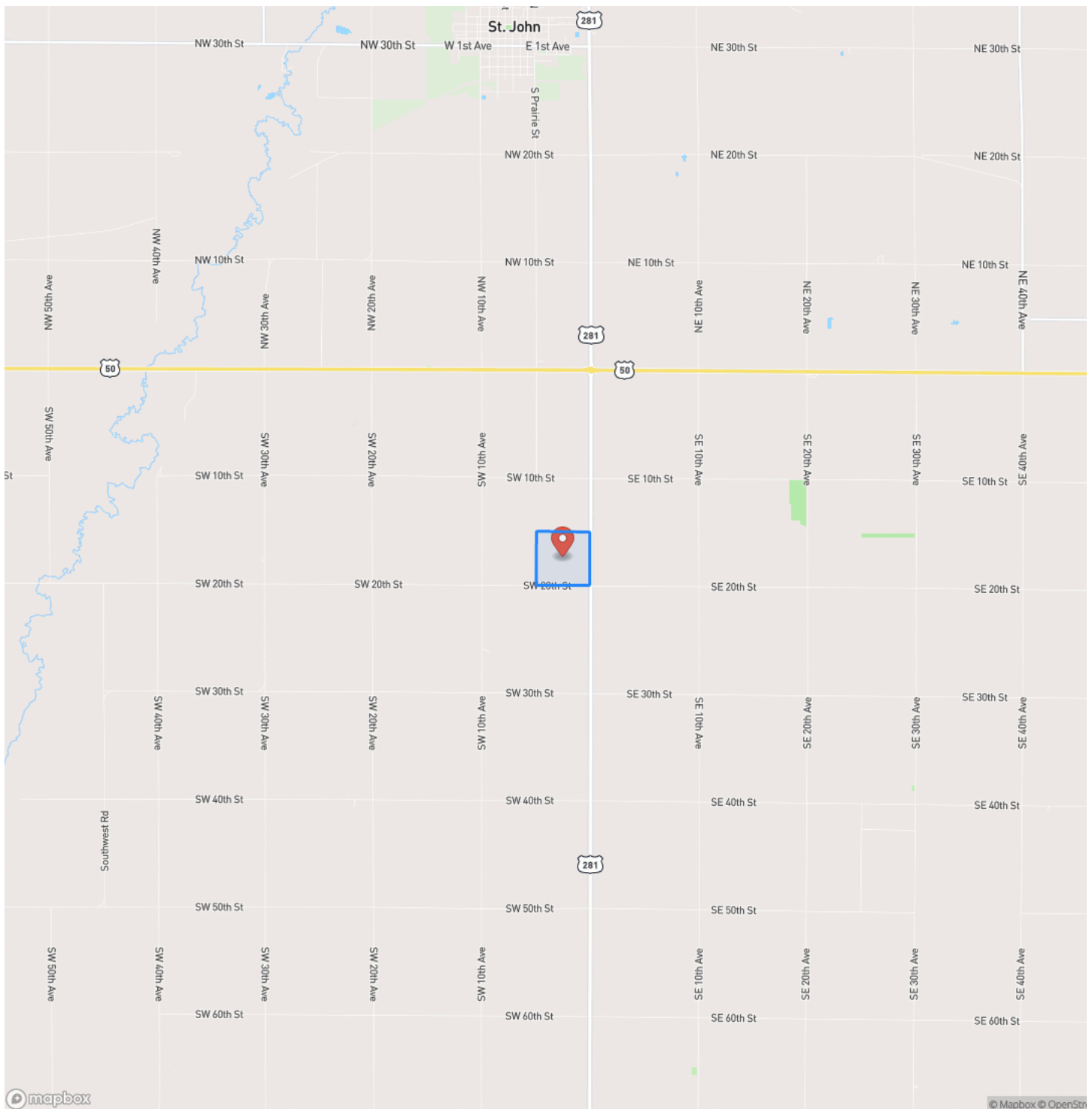




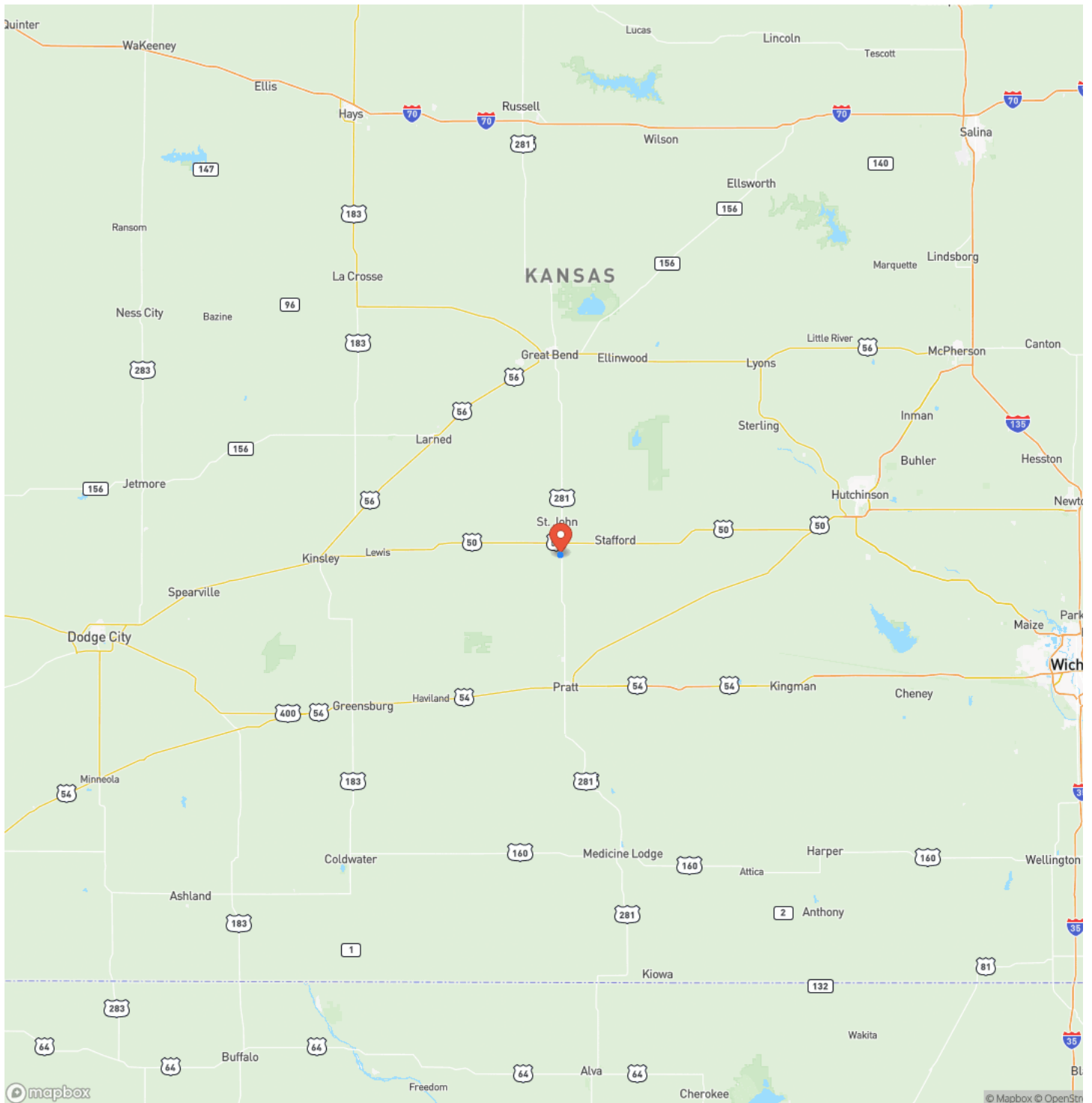
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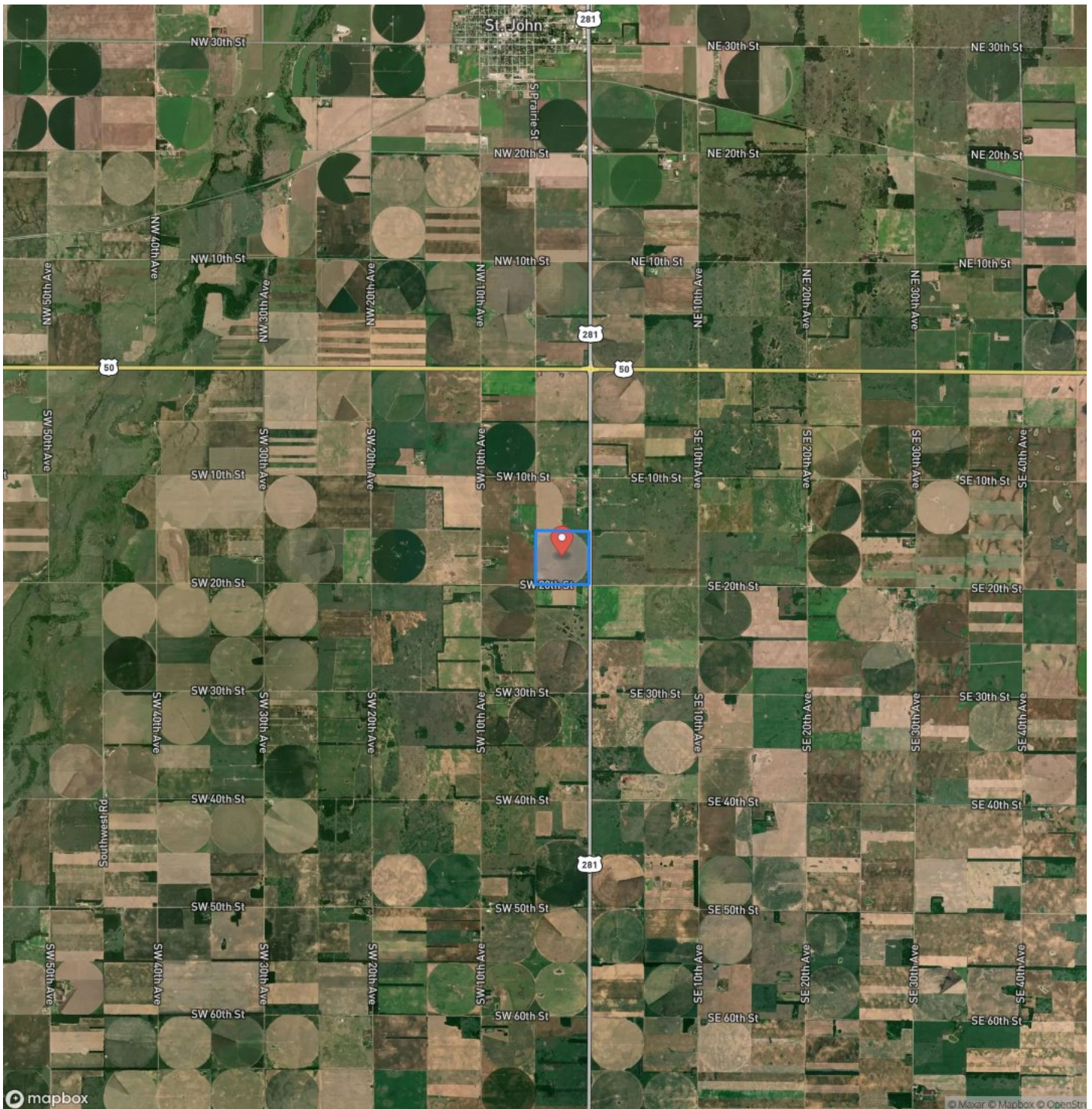
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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(620) 546-3746

Office

(620) 546-3746

Email

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Address

City / State / Zip

, KS 67576

NOTES



MORE INFO ONLINE:

redcedarland.com

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redcedarland.com

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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