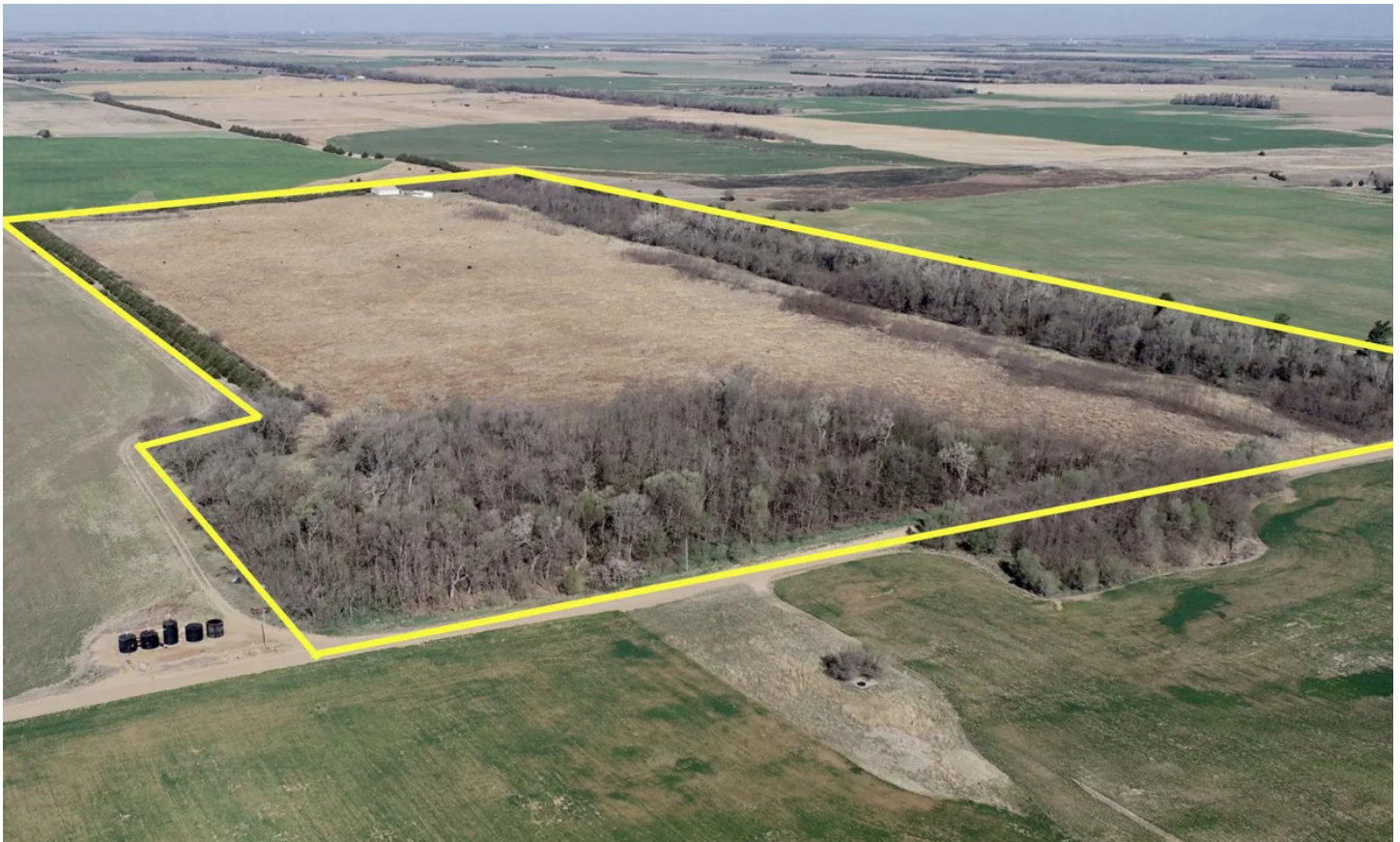


**Auction - 82+/- Acres with Home, Work Shop, and
Personal Property in Stafford County, Kansas.**
349 NW 100th St
Saint John, KS 67576

\$1
80± Acres
Stafford County



**Auction - 82+/- Acres with Home, Work Shop, and Personal Property in Stafford County, Kansas.
Saint John, KS / Stafford County**

SUMMARY

Address

349 NW 100th St

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Hunting Land, Residential Property

Latitude / Longitude

38.099162 / -98.806756

Taxes (Annually)

1803

Dwelling Square Feet

1144

Acreage

80

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-82-acres-with-home-work-shop-and-personal-property-in-stafford-county-kansas-stafford-kansas/39110/>



Auction - 82+/- Acres with Home, Work Shop, and Personal Property in Stafford County, Kansas. Saint John, KS / Stafford County

PROPERTY DESCRIPTION

Auction 82+/- Acres with Home, Work Shop, and Personal Property in Stafford County, Kansas.

Register for online bidding here: <https://hibid.com/company/135594/red-cedar-land-co-> (2% buyers premium for online bidding only.)

Auction Location, Date, Time: The auction will be held ON-SITE at 349 NW 100th street St. John Kansas, 67576. Saturday May 20th at 11:00 a.m. central time.

OPEN HOUSE FOR THE LAND AND HOME: Tuesday May 16th 2023 from 6-7pm.

Driving Directions: From St. John Kansas take 281 HWY north 7 miles to NW 100th St. Turn west on NW 100th St and go 3.5 miles. The property is on south side of the road.

2022 Taxes: \$1,803.99

Auction Terms and Conditions: 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 shall be split 50/50 between sellers and buyers. All personal property and real estate shall be sold as is where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. What mineral rights the Sellers own shall transfer - It is believed the minerals are intact. 2022 Taxes \$1,803.99. All boundary line maps are approximate. Real estate shall be selling with no disclosure statements. Selling with Sellers' confirmation on price. The Sellers have elected to have online bidding, phone bidding, and live bidding. There is a 2% buyers premium for online bids only. Red Cedar Land Co. is representing the Seller as a Sellers Agent.

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

Property Description: Dream 82+/- acres up for Auction! This farm is on its own island where you can grow and manage the wildlife. It is almost completely surrounded by tillable acres including 4 irrigated pivots which will provide excellent food sources for the wildlife. All of the deer, pheasant, quail, and other small game lives in the tall CRP grass. There are 56.30 acres in CRP paying \$2,860.00, and is enrolled until 2023. Surrounding the CRP there are thick planted shelter belts with cedar trees, pines, plum thickets, and thick groves of elms, cottonwoods, and locust. There is no lack of cover for all wildlife. It's uncommon to see the deer and turkey just feet from the front door! In the south west corner of the property is a nice fishing pond fed by a water well, and fully stocked with bass and catfish. The pond will occasionally hold ducks and geese during waterfowl season and is in a great flyway from Cheyenne Bottoms and Quivira.

House and Shop Details: home and shop on the property would make for a great base camp for hunters or a great starter project for someone looking to build up the home or build in the country. The home was built in 1972 and has 3 beds, 1 bath. It's a ranch style layout with 1,144 sq. ft. The shop is 50x60x11 built in 2006. The shop has heated floors, plumbed for a bathroom, has a faucet, a work shop on the east end, and tons of storage. The previous owner used the shop for his bullet manufacturing operation and to store farm equipment. Also included is a wood stove.

Personal Property Auction List:

On-site Only: Misc Tools, Air Impact Wrenches, Sockets, Drill Bits, Allen Wrenches, Files, S-K Wrenches, Industrial Air Compressor, Radial Saw, Craftsman Table Saw, Large Propane Tank, 10' Dirt Mover, Stainless Steel, Cleaning Station, Bullet Lube and Sizer Machine - Dies, 2 Bullet Drum Rollers, Forks for John Deere Tractor Mower for John Deere Tractor, Misc farm, equipment including Plow, Drill, Packers.

On-Site & Online: 2005

Harley Davidson Ultra Classic: 7,163 Miles, VIN#:1HD1FCW1X5Y [641927.2007](#) Honda Ridgeline 4x4: 299,035 miles, VIN#2HJYK16387H [547037.18'](#) Heavy Duty Car / Utility Trailer: 14,000lb capacity with 84" width. Plot-Master 600. John Deere Tractor 4010 with KD QT5000 Loader - Bucket

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

Key Features

Great Hunting

CRP

Pond

Fishing

Well



40x60 Shop - Heated Floors / Plumbed for Bathroom / Fish Cleaning Station

3 Bed, 1 Bath House

Fix-Up Lodge

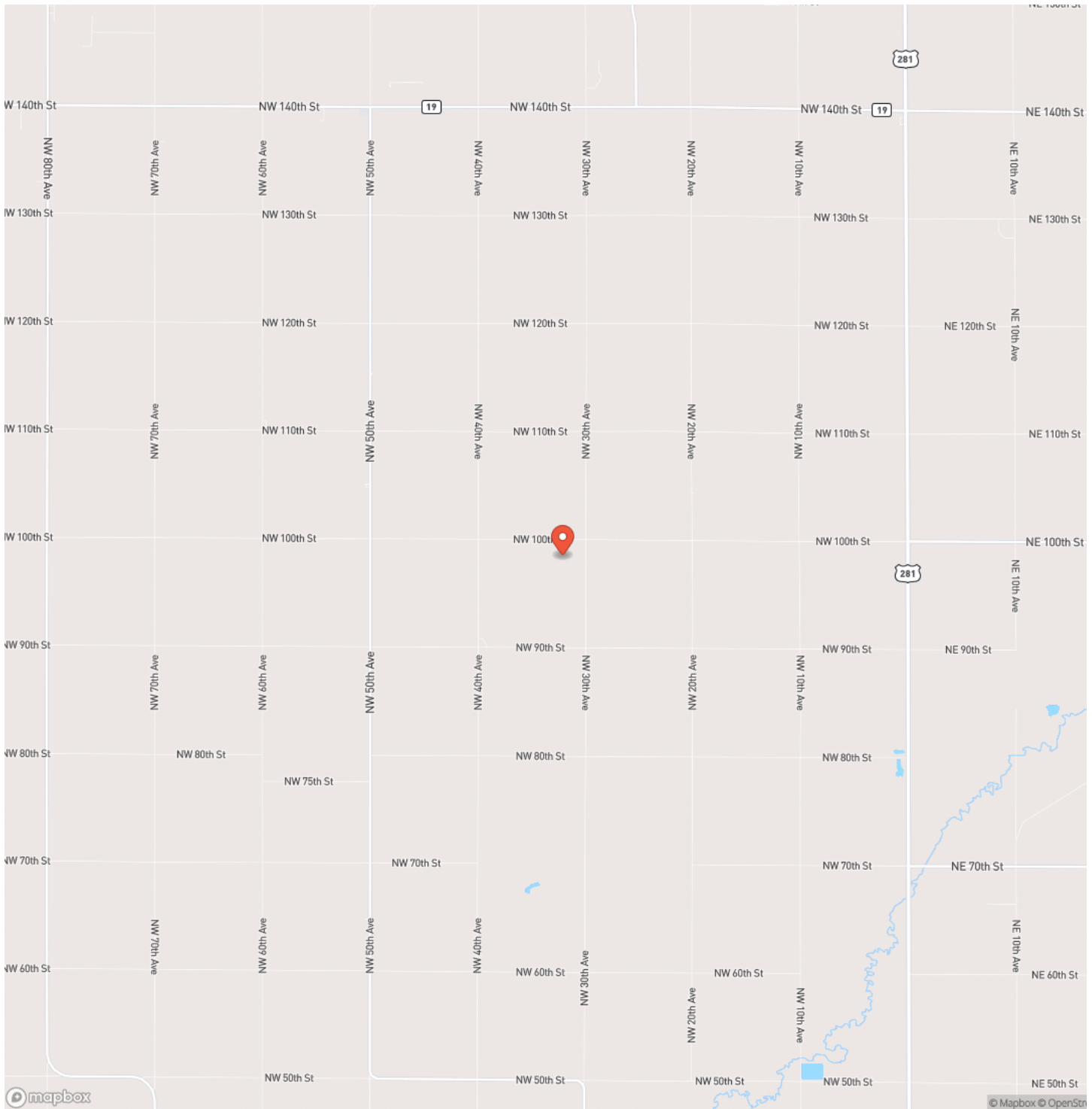


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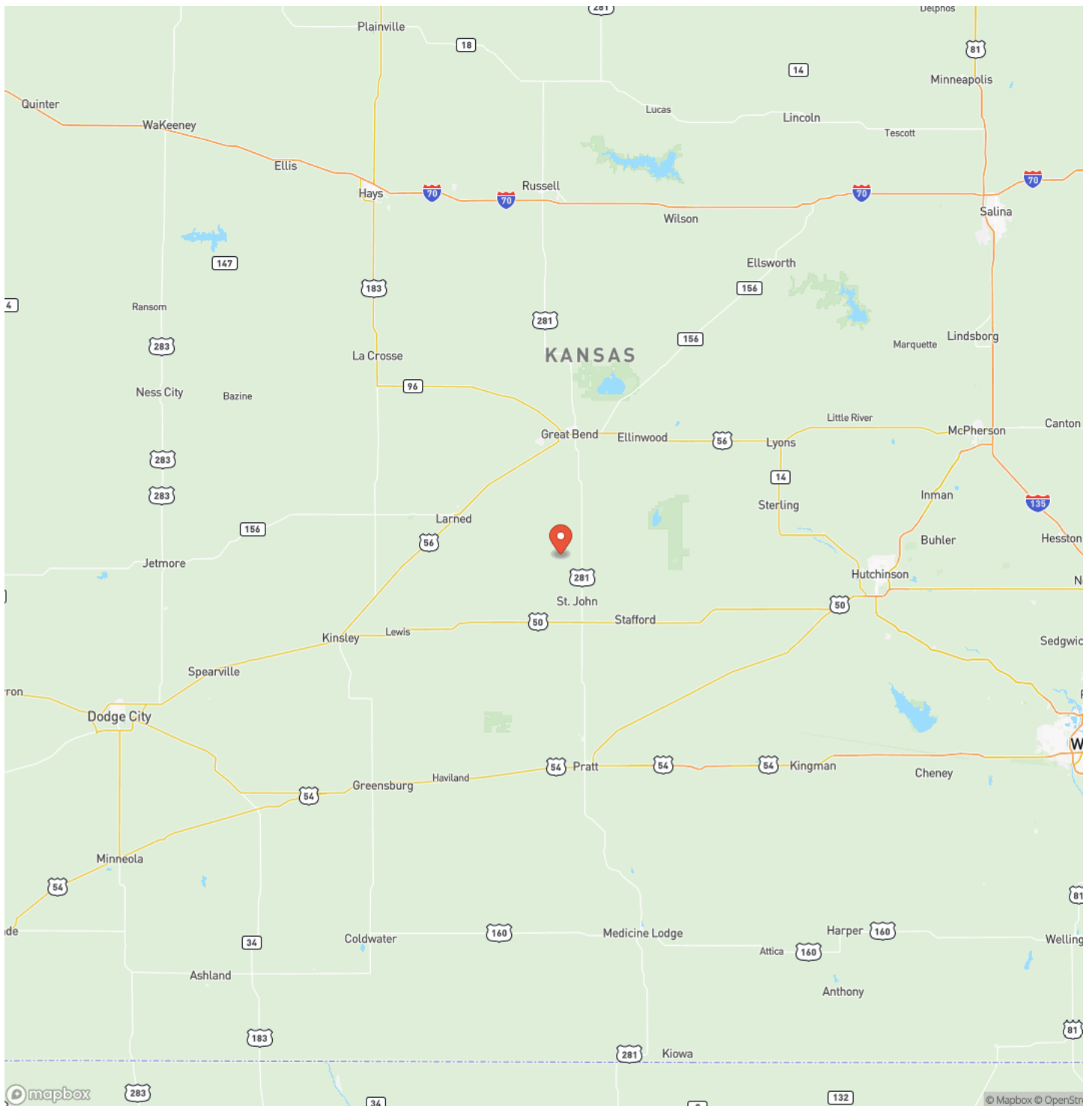
Auction - 82+/- Acres with Home, Work Shop, and Personal Property in Stafford County, Kansas.
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Locator Map



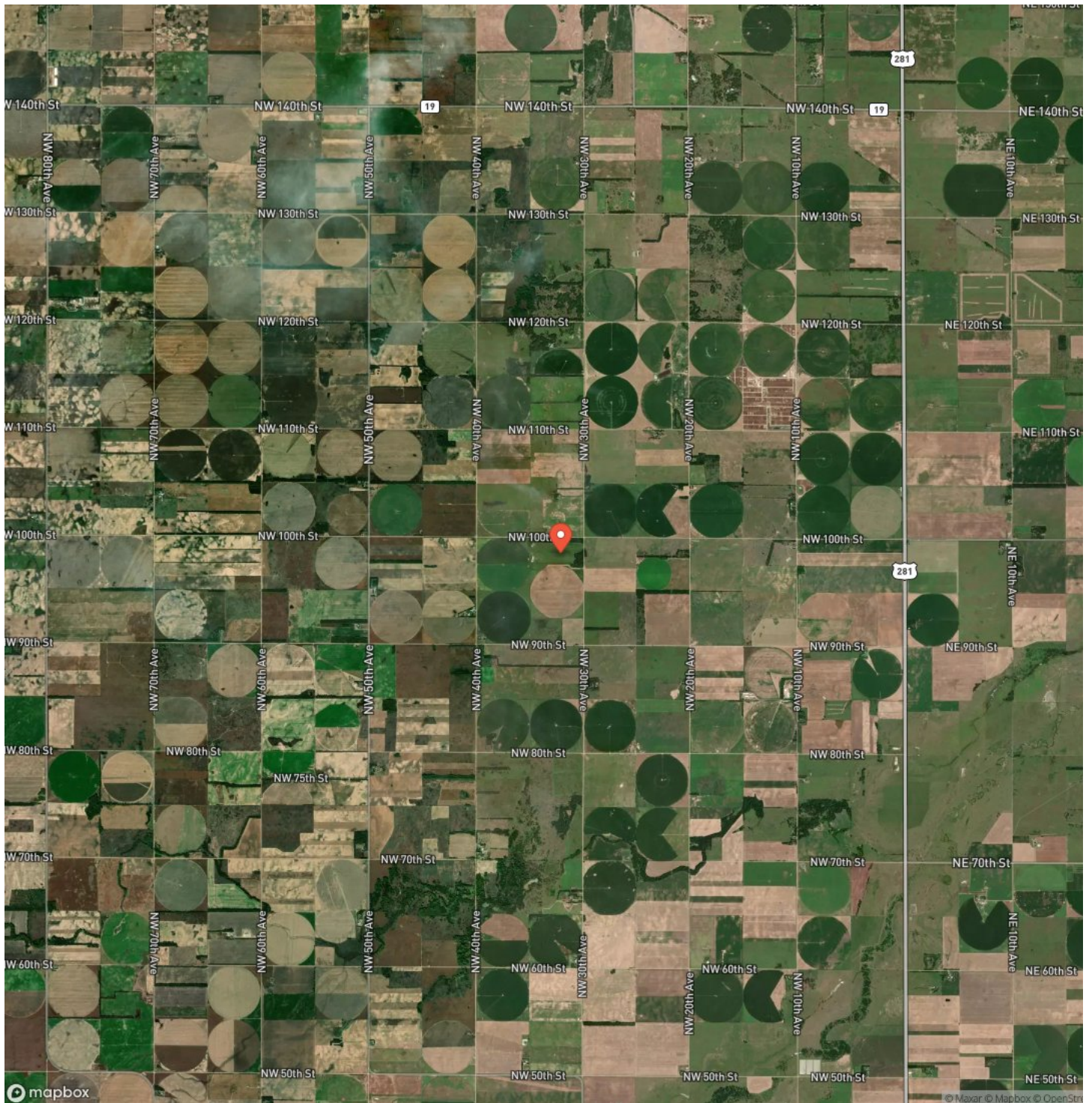
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Saint John, KS / Stafford County**

Locator Map



**Auction - 82+/- Acres with Home, Work Shop, and Personal Property in Stafford County, Kansas.
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Satellite Map



MORE INFO ONLINE:

redcedarland.com

**Auction - 82+/- Acres with Home, Work Shop, and Personal Property in Stafford County, Kansas.
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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

ryan@redcedarland.com

Address

City / State / Zip

St. John, 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, 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 relation 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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