

**Auction "The Sandhill Hollow" 157+/- Acres in Stafford
County, Kansas.
Hudson, KS 67545**

**157± Acres
Stafford County**



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Hudson, KS / Stafford County**

SUMMARY

City, State Zip

Hudson, KS 67545

County

Stafford County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.134101 / -98.715733

Taxes (Annually)

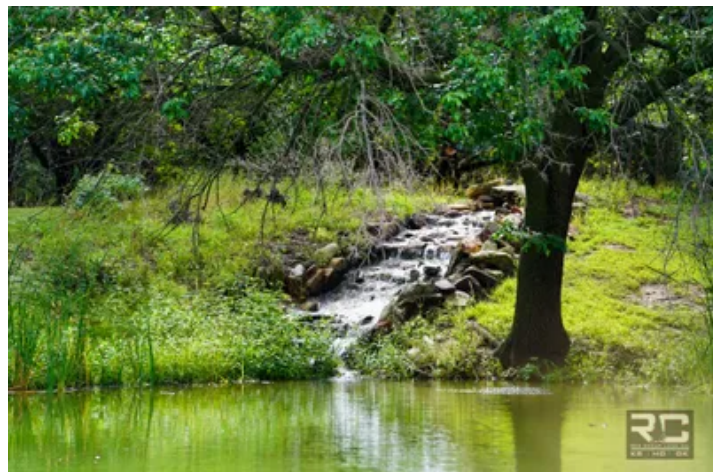
805

Acreage

157

Property Website

<https://redcedarland.com/detail/auction-the-sandhill-hollow-157-acres-in-stafford-county-kansas-stafford-kansas/61841/>



Auction "The Sandhill Hollow" 157+/- Acres in Stafford County, Kansas. Hudson, KS / Stafford County

PROPERTY DESCRIPTION

Auction - The Sandhill Hollow in Stafford County, Kansas.

Auction Date / Time / Location: Friday, September 27th, 2024 at 11:00am CST. Auction to be held at Red Cedar Land Co., 2 NE 10th Ave., St. John, Ks 67576

Legals: SE/4 of 14-22-13

Driving Directions: From Hudson, Kansas travel 2.5 miles west to ne 20th ave. Take 20th ave north 2 1/4 miles and the property is on the west side of the road.

2023 Taxes: \$805.06

CRP Info: The CRP is enrolled into CP25 paying \$2,287.00 annually. There are 87.92+/- acres enrolled until 2035.

Property Description: In 1979 Arla and Veleta (Witt) Mueller and Pete and Ardis Witt developed The Sandhill Hollow into a recreational retreat for hunting, fishing, and camping over the years for all to enjoy. The pond is approximately 3.6+/- acres with 24 acre feet of recreational water, and is stocked with big catfish, crappie, bass, carp, and bluegill. There are two floating docks and two permanent docks you can utilize to enjoy an evening fishing or just relaxing on the water. For generations this tract has been extremely well maintained, and has turned into a very unique oasis for all friends, family, and members to enjoy.

Fishing is just the beginning of many adventures on this unique property. The thick CRP grass holds some of the best pheasant, quail, and whitetail hunting in central Kansas. The rolling terrain, mature timber, and plum thickets support many hideouts for all wildlife. The current food plot in the middle of the property has been worked up, and ready to be drilled for the fall season. While scouting the farm we saw multiple quail, dove, a bachelor group of bucks, a flock of 12-15 turkeys, and multiple other deer. There are multiple mature shelterbelts with planted shrubs and screens for additional cover. The recent spring and summer rains have the grass in excellent shape as well. There is a shooting range, fire pit area, and playground area for the kids for all to enjoy the outdoors.

This tract is located approximately 8 miles west of Quivira National Wildlife Refuge. The waterfowl numbers in this area of south central Kansas are extremely high. You can expect occasional ducks and geese to utilize the pond in the cold winter months when the pond is open.

The property has 2 cabins set up and ready to go with power, water, front porches, and outdoor areas for other family activities. For years The Hollow was run on a membership basis creating possible income for the new owners. (The cabins will be sold separate from the real estate).

2 Cabins are selling together as one lot:

Cabin 1: 13x24 ft Casa Park Model Log Sided. 8x30 covered porch, shingled roof, loft, 1 bed/1 bath, furniture and appliances included, title.

Cabin 2: 11x35 ft Park Model Vinyl Sided. Shingled roof, 2 dormers, loft, 1 bed/1 bath, furniture and appliances included, no title - just bill of sale.

You can't put a price on the future memories this one of a kind property will create!

Auction Terms and Conditions: 10% earnest money down day of sale. Pre-qualified bidders only - this sale is not contingent upon bank approval and is being sold As-Is-Where-Is. Closing will be with Security 1st Title in St. John. Title insurance and closing costs shall be split 50/50 between Sellers and Buyers. Taxes are prorated to the date of closing. There is no buyer's premium. Sellers mineral rights will transfer to the buyer. Buyers have 10 business days to transfer the CRP into their name. The 2024 October CRP payment shall remain with the Sellers. The farm is selling with sellers confirmation of price. Sellers have elected to have pre-auction bids, phone bidding, and



live bidding. Any announcements day of sale shall take precedence over any other advertised material. Red Cedar Land Co. is representing the Sellers.

For more information or to schedule a showing contact Ryan Koelsch at [620-546-3746](tel:620-546-3746) .

Key Features

24 Acre Feet of Rec Water

Unit 5

CRP Income

Excellent Fishing

Private Membership Income

Upland Hunting

Whitetail Deer Hunting

Waterfowl Potential

2 Cabins

Multiple Water Faucets

Rv Hook-Ups

Playground Equipment

Fire Pit

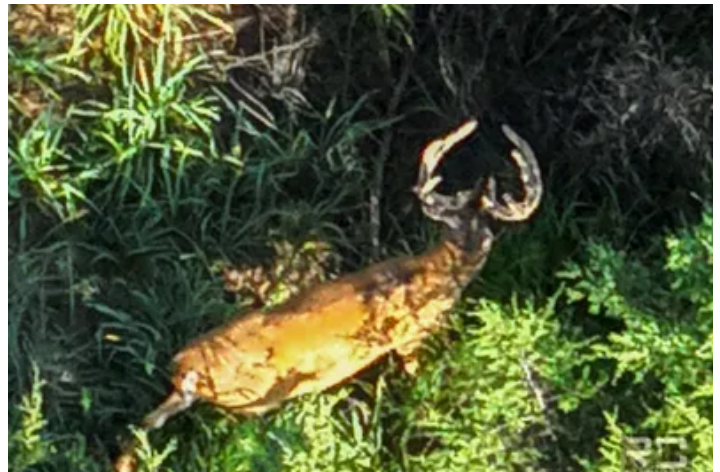
Garage

8 Miles From Quivira National Wildlife Refuge

1 hour 30 min From Wichita Airport

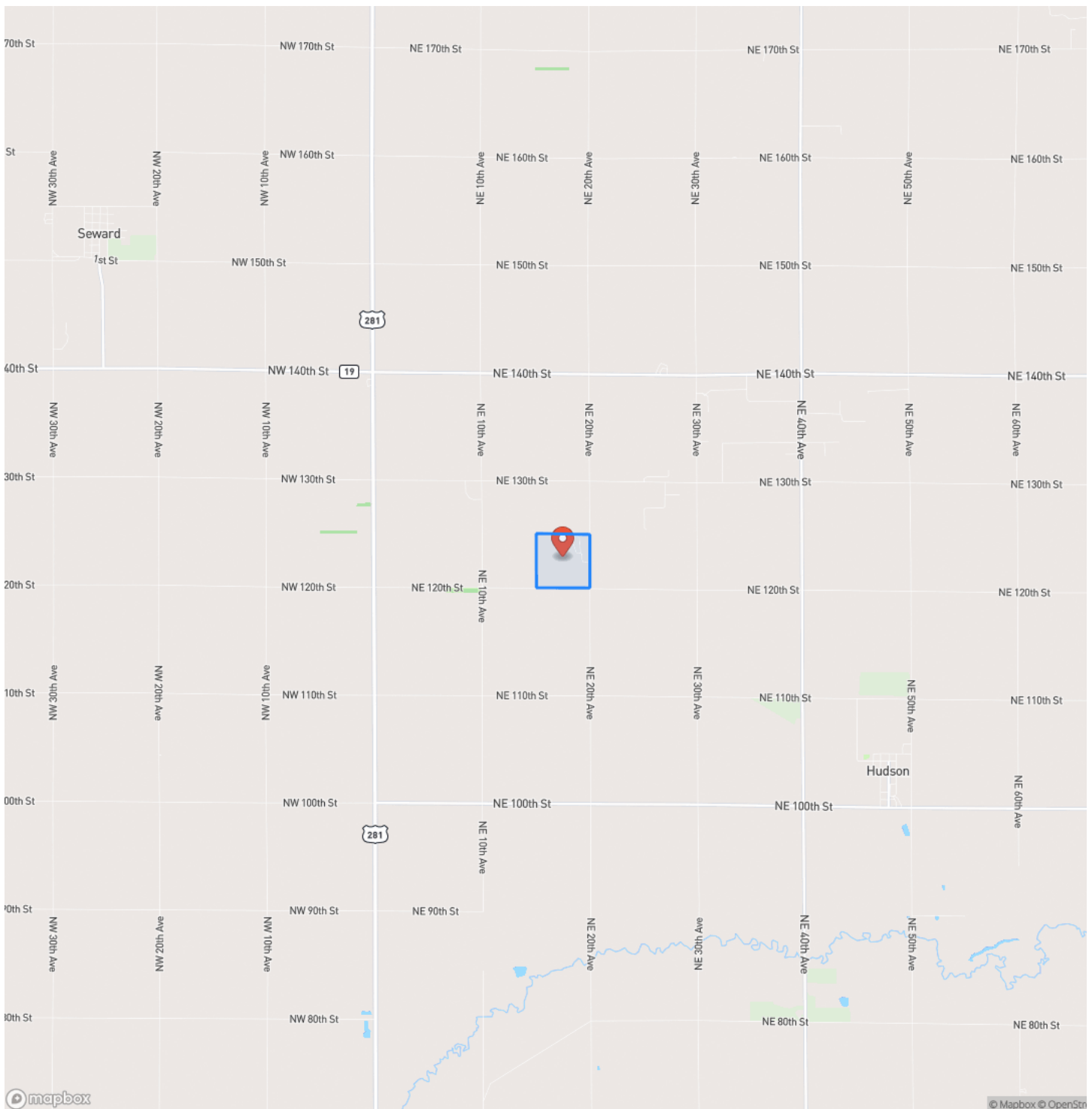


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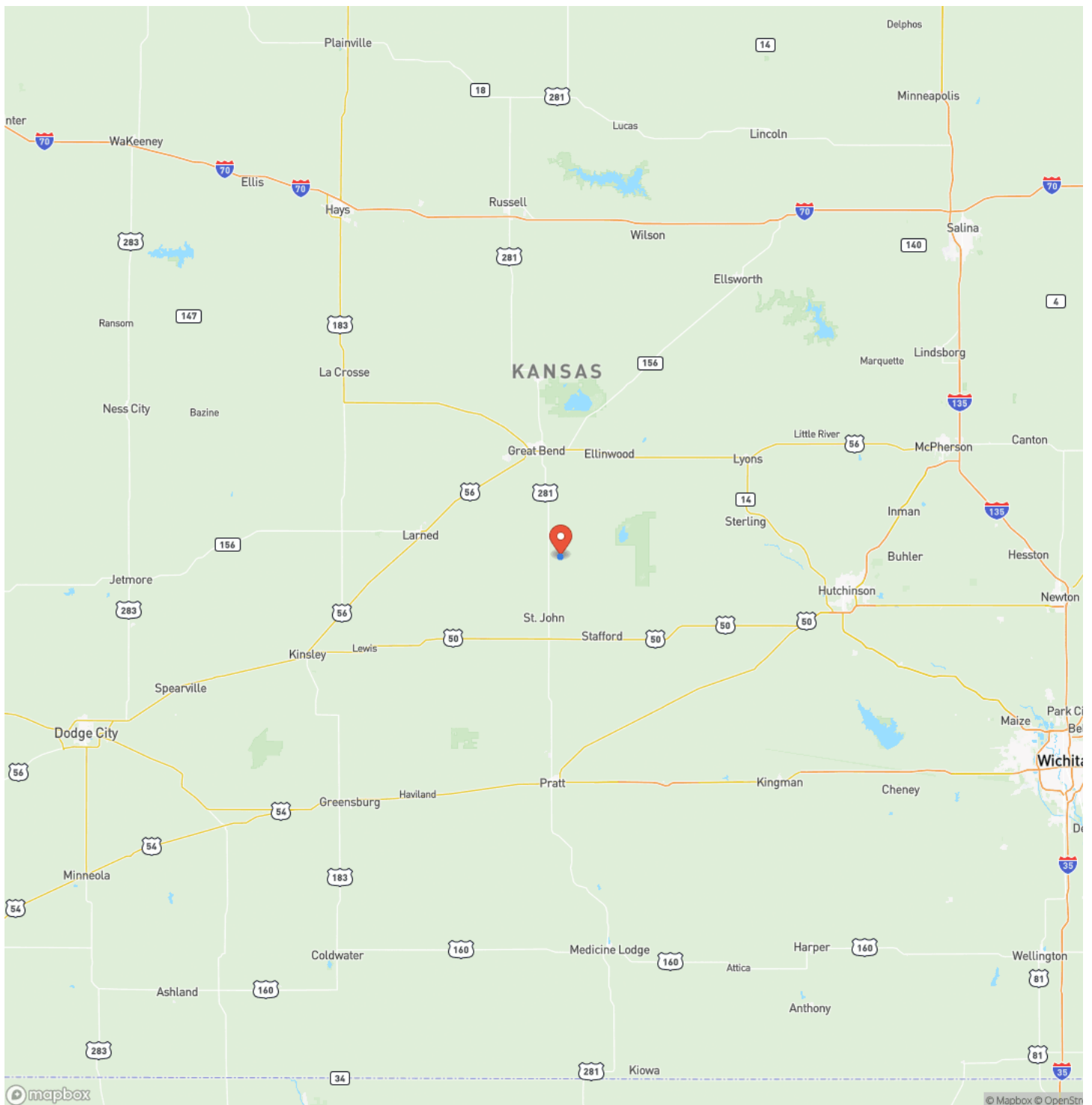
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Locator Map

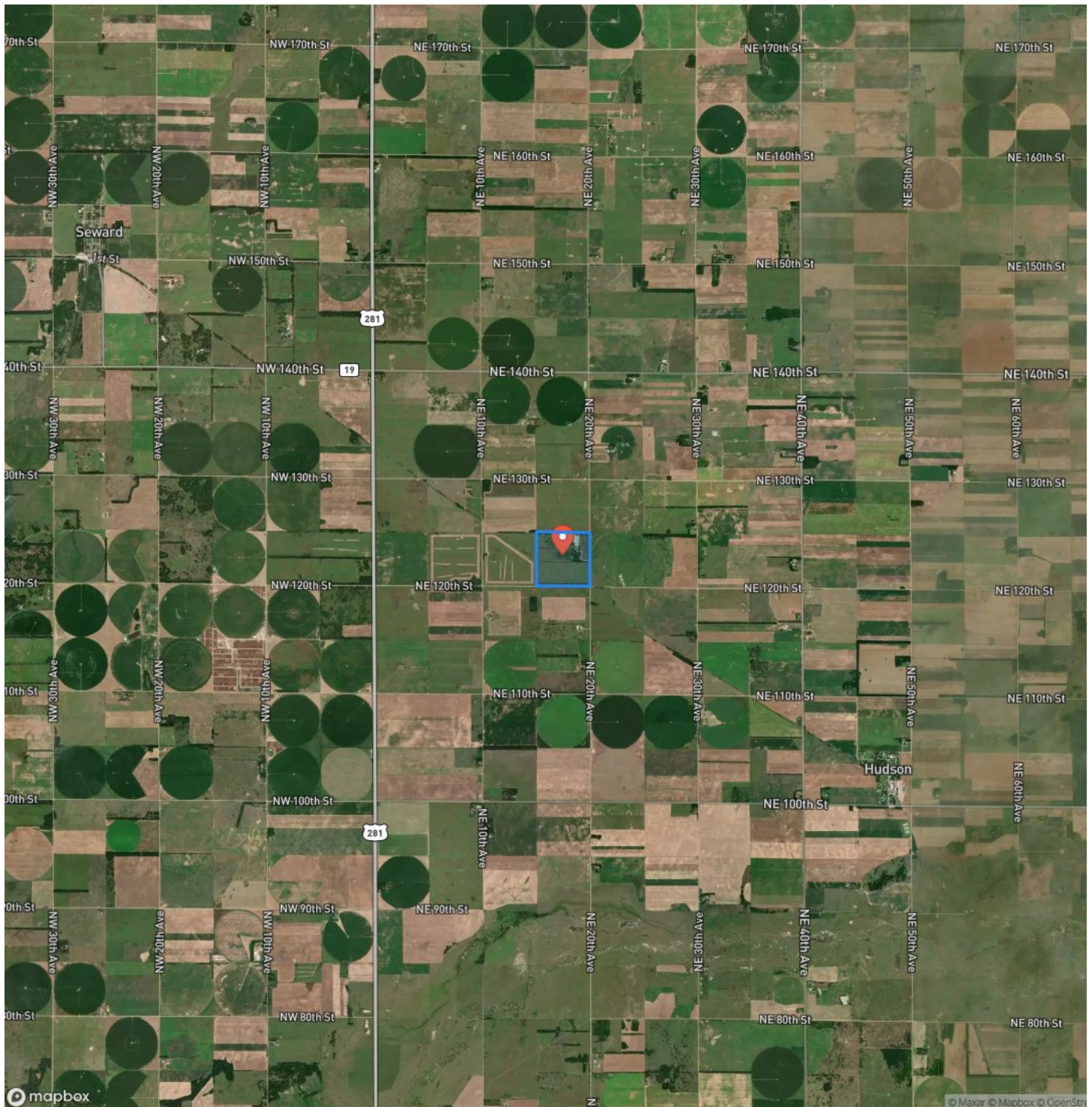


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Locator Map



Satellite Map



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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 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.



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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