

**Turn Key 160+/- Acres in Stafford County,
Kansas.**
Saint John, KS 67576

\$440,000
160± Acres
Stafford County



**Turn Key 160+/- Acres in Stafford County, Kansas.
Saint John, KS / Stafford County**

SUMMARY

City, State Zip

Saint John, KS 67576

County

Stafford County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.08286 / -98.82294

Taxes (Annually)

719

Acreage

160

Price

\$440,000



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PROPERTY DESCRIPTION

Turn Key 160+/- Acres in Stafford County, Kansas

Legals: UNPLATTED SUBDIVISION-RURAL, S02, T23, R14, ACRES 157.54, LOT 1, SE4 NE4 & E2 SE4 LESS RD R/W SECTION 02 TOWNSHIP 23 RANGE 14.

Driving Directions: From St. John travel west on 1st street approximately 4 miles to NW 40th Ave. Turn north on 40th and go 5 miles. The farm is on the NW side of the road at intersection NW 40th / NW 80th St.

Taxes: \$719

Property Description: This turn key property is race ready for the 2022 Kansas hunting season! The pasture is full of cedar trees, elms, has two mature shelter belts, and the grass is 4-5' tall in areas. Stafford County is known for its pheasant, quail, turkey, and mainly its high deer density with great bucks! The management work has already been done including 2 food plots, mowed trails, solar water well, power to the property, 2 Muddy blinds, entry gate, and feeders. The north food plot has been planted to winter wheat and the south plot is currently in milo. The critters absolutely love this place year round do to the management work and great cover. The trail cam history speaks volumes for what you can expect this season!

To schedule a showing contact Ryan Koelsch at [620-546-3746](tel:620-546-3746).

Key Features

2 Food Plots

1 Muddy Bull Blind on 10' Tower

1 Muddy Bull Blind on 5' Tower

Entry Gate

Mowed Trails

Feeders

Water Well With Solar Panel



Excellent Pheasant Quail Turkey & Whitetail Hunting

1.5 Hrs From Wichita Airport

NW of St. John Approximately 8 Miles

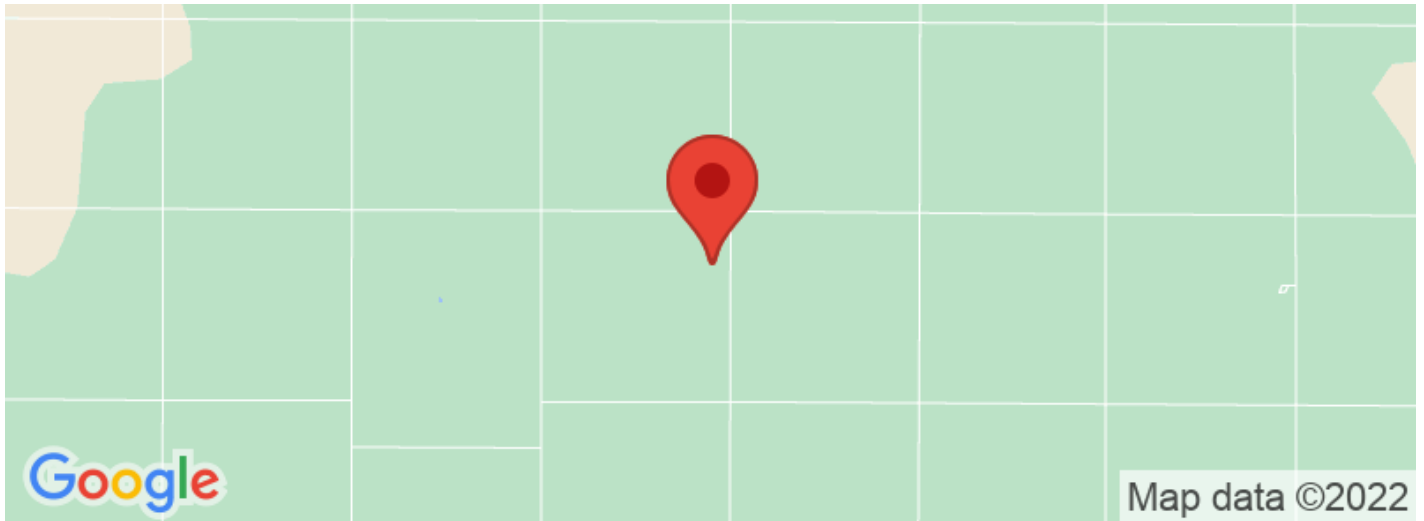


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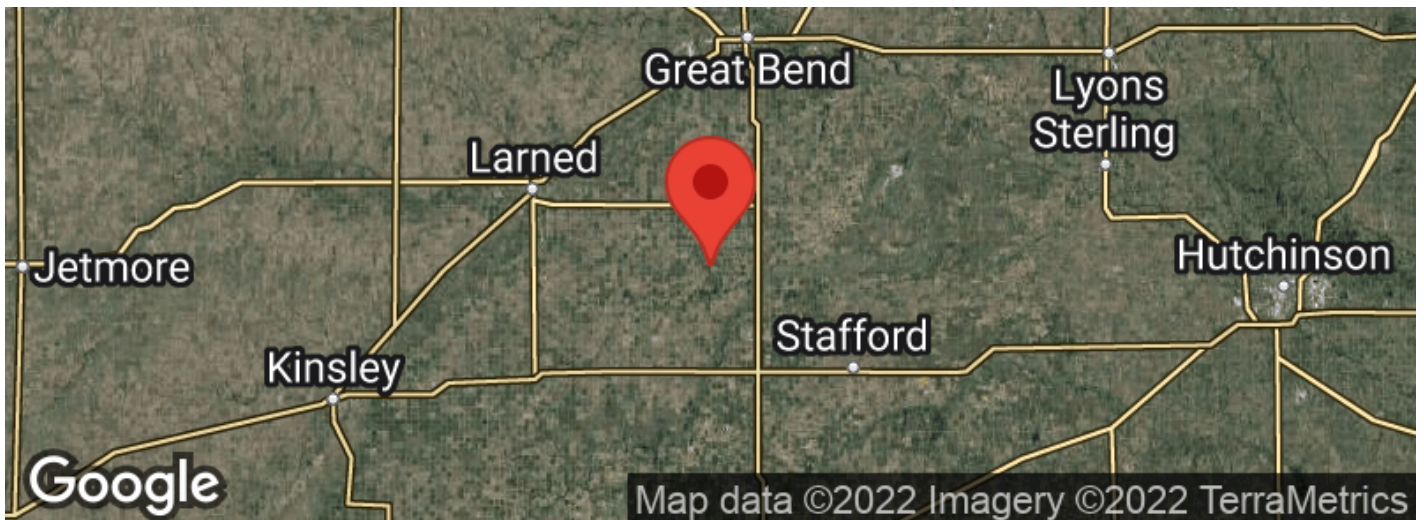
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Locator Maps



Turn Key 160+/- Acres in Stafford County, Kansas.
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Aerial Maps



Turn Key 160+/- Acres in Stafford County, Kansas.
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

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(620) 546-3746

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Address

2 NE 10 ave

City / State / Zip

St john, KS 67576

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DISCLAIMERS

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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
St john, KS 67576
(620) 546-3746
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