

**78+/- Acres of Dryland Tillable and
Pasture close to Stafford, Kansas
Stafford, KS 67578**

\$115,050
78 +/- acres
Stafford County



78+/- Acres of Dryland Tillable and Pasture close to Stafford, Kansas Stafford, KS / Stafford County

SUMMARY

City, State Zip

Stafford, KS 67578

County

Stafford County

Type

Farms

Latitude / Longitude

37.94149 / -98.561268

Acreage

78

Price

\$115,050

Property Website

<https://redcedarland.com/detail/78-acres-of-dryland-tillable-and-pasture-close-to-stafford-kansas-stafford-kansas/7360>



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PROPERTY DESCRIPTION

PRICE REDUCED!

Legal Description: 78+/- acres in the S/2 of the SW/4 of 20-24-11

Driving Directions from Stafford: From Stafford on HWY-50 head east just 1.5 miles to SE 100th Ave. From SE 100th Ave and HWY-50 intersections turn south and go 3/4 of a mile. The property runs east and west along the east side of the road.

This farm consists of 55+/- acres of dryland tillable acres currently drilled to wheat. There are 3 separate tillable fields that surround the pasture land. 27.5+/- Acres, 18.5+/- Acres, and 8.77+/- acres are the tillable field sizes. Having multiple fields a farmer can plant and rotate different crops. Class II Soil types include a mix of Funmar Loam and Sandy Loam soil types. In the middle of the farm ground there are 22+/- acres of pasture with Dooleyville Creek winding through the middle.

The pasture land has excellent fencing and the creek occasionally will hold water. There is a 6" cased well on the east side of the pasture. On wet years this farm holds water in the north east portion of the tillable land and in the creek. Being situated directly south of Quivira National Wildlife Refuge creates great waterfowl opportunities for duck and goose hunting enthusiasts.

Property Features: *Only 3 Minutes From Stafford Kansas *Less than a Mile off HWY 50 *Mix Use Farmland/Cattle Pasture *Excellent Fencing *Dooleyville Creek *Waterfowl Hunting Possibilities *Close to Quivira National Wildlife Refuge

More Details: The wheat crop or any growing crops are to remain with the seller. Mineral rights shall be negotiable. This farm has been surveyed to exclude the 2+/- acre house and sheds. The property has a current hunting lease until May 31st, 2024. There is an active farm lease on the property.

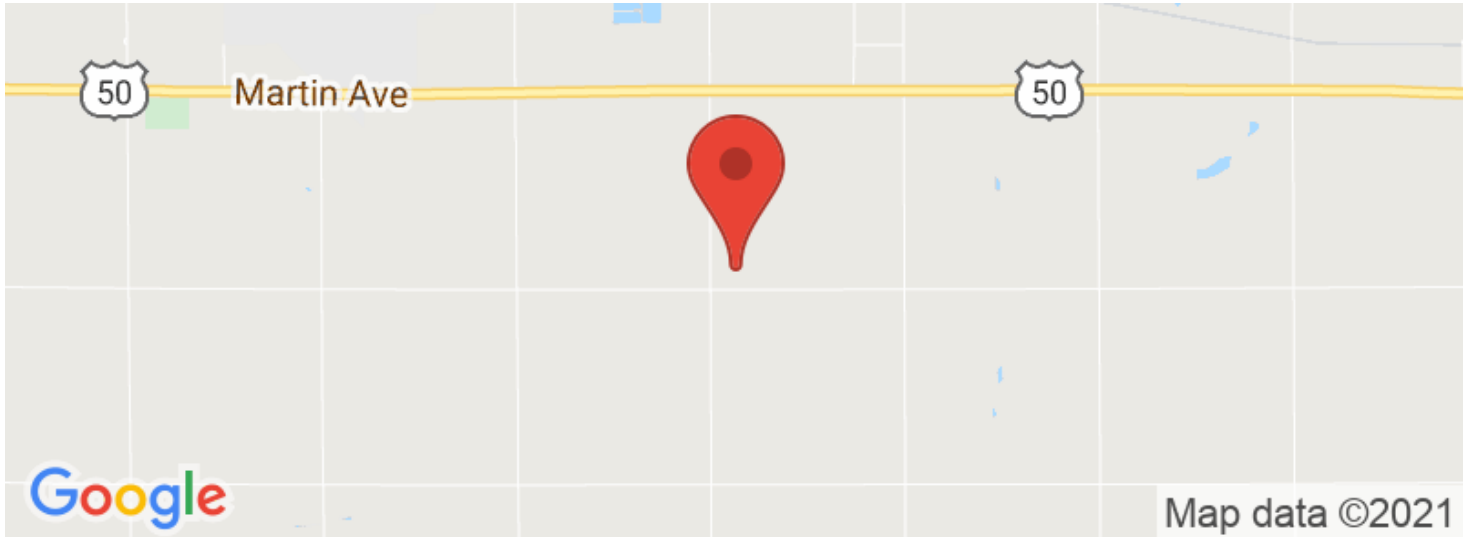
Contact Broker Ryan Koelsch at 620.546.3746



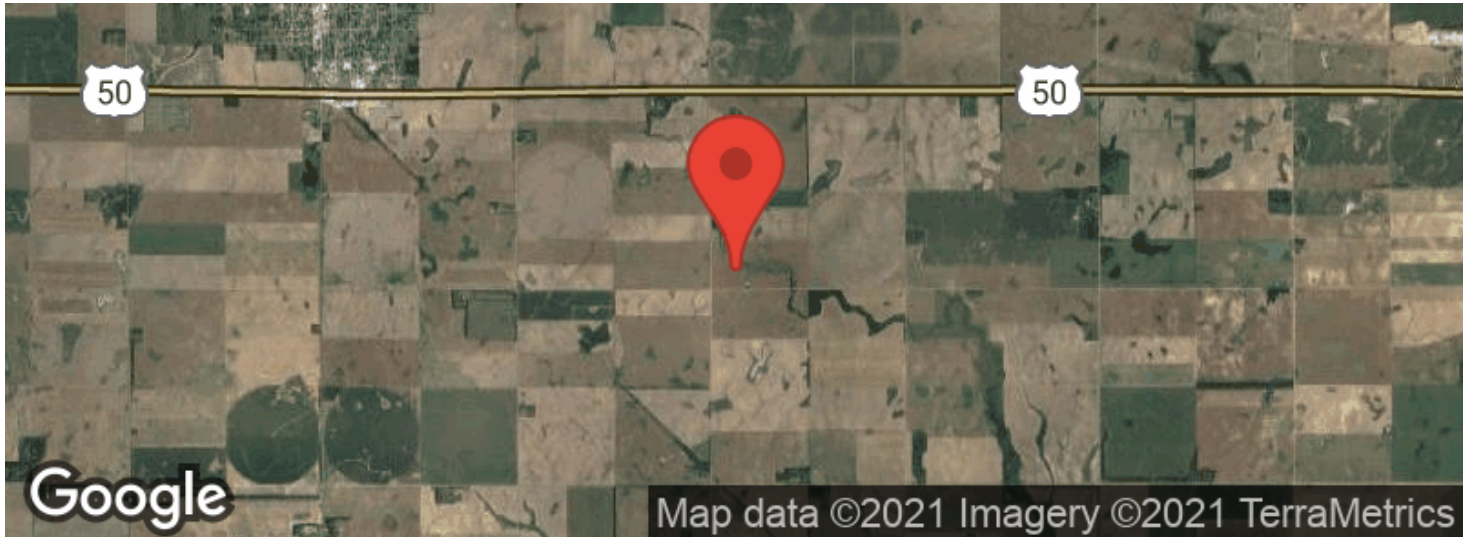
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Locator Maps



Aerial Maps



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Stafford, KS / Stafford County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



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.



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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