

LAND AUCTION



312.26 AC± | 2 TRACTS | STAFFORD CO, KS

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/9/23 | AUCTION TIME: 1:00 PM

**AUCTION LOCATION: STAFFORD RECREATION COMMISSION
115 NORTH PARK AVE | STAFFORD, KS 67578**

The whitetail habitat on this farm in Central Kansas is simply perfect for holding and attracting trophy whitetail bucks year after year. There are 3 large blocks of timber on the property that are loaded with deer sign and also provide excellent treestand setups for the avid archery hunter. Food plots, tower blinds and wildlife feeders set up along each timber line making this a turn key hunting experience for the new owner. The landscape canvassing the remainder of the property is highlighted by tall grass blends, large spreads of plumb thickets, scattered cedars and hardwoods. The north portion of the property features a large pond surrounded by timber and all set up with a waterfowl shooting blind. This has proven to be an absolute hot spot for ducks during season. The large cottonwood trees throughout the farm are ideal roosting trees for turkeys and the farm provides tremendous upland bird hunting for the wing shooter at heart. This area of the county has a resident elk herd, and they have frequented this 312-acre farm for the last few years. The elk sign on this farm is something special, certainly not what you find on the average Kansas farm. This property also features a producing oil well in recent years, the seller will convey 50% of his mineral rights upon date of closing. An active CRP contract is in place until 2030, paying \$8,204 annually. In this part of the state, it is difficult enough to find a farm of this size that offers trophy whitetail hunting, waterfowl, and good upland and turkey populations. This property offers all of the above, as well as the potential for trophy elk while being completely turnkey and ready to hunt day 1. Contact listing agents for more info on this amazing recreational farm before the date of auction!!



TRACT 1: 232.16 ± ACRES

When searching for the perfect hunting farm in Kansas most buyers would think big whitetail deer and turkeys. This particular farm does all that and more considering the waterfowl and elk hunting opportunities it provides. As you pull into the farm from the west you will quickly notice a massive block of timber providing ideal bedding and staging area for white-tails. A stationary blind, feeder, and food plot are positioned along the east edge of the timber creating a picture perfect Stafford County setup. The biggest wow factor on this farm is definitely the lake, this lake is nearly 4-acres when full and provides some of the best waterfowl hunting you will find in this portion of the state. This lake is surrounded by mature cottonwood trees and has a stationary waterfowl shooting blind. This water hole also is a dynamite whitetail setup considering the dry summers we've had. Mature CRP and plumb thickets make up the remaining acreage on the farm. Some of the best habitat in my opinion is the grass and thickets, nearly the whole farm is considered a bedding area. A resident elk herd exists on the farm. Be sure to look at the recent elk pictures. Imagine sitting in your deer stand and hearing a bull bugling across the farm! Talk about chills down your spine... Annual CRP payment will be \$6,345 which is in place until 2030. 50% of the seller's mineral rights will convey with this sale. One oil well exists but production at this time is halted. Blacktop road frontage along the entire north boundary also makes this farm an ideal spot to build a home or lodge. If you're looking for a Stafford County farm to be able to hunt deer, ducks, elk, turkeys, and upland birds this is your spot boys. Call one of the listing agents for auction details!!



TRACT 2: 80 ± ACRES

I'm not sure there's ever been an opportunity in Kansas to purchase only 80 acres and have a legitimate chance to shoot a monster bull elk or whitetail any given season. This particular 80 acre tract is loaded with timber and thickets creating unreal habitat for big game in this area. A nice food plot and tower blind are positioned along the timber edge; several nice bucks have been harvested from this setup over the years. While walking along the timber you will notice all of the elk rubs, these truly blew me away as this is not a common sight in Kansas. Nearly 20 acres of this property is pure timber with the balance being mature CRP and plumb thickets with scattered trees. Irrigation pivots surround the property making this the ideal bedding next to all the crop fields. 58 Acres of this property are enrolled in a CRP program paying \$1,859 yearly income. Blacktop frontage exists on the north end of the property creating ideal access in any weather. Building potential as well with power running along the entire north frontage. Seller will sell 50% of the mineral rights, no current cattle lease exists. New buyer will gain immediate possession upon the date of closing. Call one of the listing agents today to gain more details of this smoke show 80 before auction date!!

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

MITCH KEELEY, AGENT: 785.259.0492 | Mitch.Keeley@whitetailproperties.com

ADAM HAN, AGENT: 785.259.2469 | Adam.Hann@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Mitch Keeley, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.0492 | Adam Hann, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.2469 | Brandon Hamel, Auctioneer