

LAND AUCTION



312.61 AC± | 2 TRACTS | STAFFORD CO, KS

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/10/25 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: PRATT COUNTY 4-H EVENTS CENTER, 81 LAKE RD, PRATT, KS 67124

312.61 Acres | Stafford County, Kansas
Waterfowl • Whitetail • CRP Income • Solar Well • Food Plots • 5-Acre Wetland

This 312.61-acre recreational tract in Stafford County, Kansas, sits in a prime location for waterfowl hunting—just minutes from the renowned Quivira National Wildlife Refuge, an area famous for its bird migration and whitetail population. The property offers a turnkey opportunity for both duck and deer hunters, with CRP income, established blinds, food plots, and a solar-powered water system feeding a five-acre wetland. It's ready to enjoy from day one, yet still provides the flexibility to expand and make it your own.

As you pull through the gated entrance off SE 60th Street at the north end, a five-acre wetland designed specifically for waterfowl hunting lies to the east. To the west, two of the four food plots stretch across rolling tallgrass and timber, showcasing the diverse terrain and habitat that make this area a proven producer for wildlife. In the northwest corner, a feeder and blind are tucked neatly into the timber—perfectly positioned for quiet access and undisturbed hunting. Following the interior trail south, the landscape begins to rise and fall with natural elevation changes, offering multiple stand and blind setups.

On the east side of the property, enter from SE 120th Avenue and follow the edge of the wooded block to a Redneck blind overlooking a 12-acre food plot. This setup provides excellent sightlines and a strong transition zone for whitetails moving between timber and open feeding areas.

At the heart of the property lies the five-acre wetland, complete with pit blinds, water-control structures, and reliable water supplied by a solar-powered well. The system currently produces 33 gallons per minute and is eligible for an upgrade to a larger pump for increased capacity. The process of certifying this well for recreational use is already underway—Stage 1 has been completed, granting a permit to pump up to 15 acre-feet annually, while Stage 2 is in progress, tracking water usage over the next five years to secure the full allocation.

With its combination of income-producing CRP, thoughtfully designed hunting infrastructure, and close proximity to one of Kansas's premier waterfowl destinations, this property represents a rare opportunity for the serious outdoorsman. It's your chance to own a ready-to-hunt tract in a game-rich region of the state.

Located just 30 minutes from Pratt, 45 minutes from Hutchinson, and 1.5 hours from Wichita.

Property Features

312.61 total acres

207.34 acres enrolled in CRP, paying \$6,645 annually through 9/30/2030

30 acres of agricultural fields and/or food plots

Gated entrance with hard road access off SE 60th Street, plus two additional gates (SE 120th Avenue & SE 110th Avenue)

Partial boundary fencing with three gates

Hunting Infrastructure

2 deer feeders

1 duck pit blind

1 duck blind on skids

1 Redneck blind

2 additional deer blinds

4 food plots strategically spread across the property

Highlights:

NW Corner – Feeder and blind tucked into timber and tallgrass for low-impact whitetail access

SE Side – Redneck blind and feeder overlooking a 12-acre food plot bordering timber Water & Wetland Setup

5+ acre purpose-built wetland with water control structures, divided into three huntable zones

Solar-powered well producing 33 GPM (tested by the state)

Motor and power supply capable of upgrade to 40–45 GPM

Well permitting underway:

- Stage 1 Complete – Permit approved for up to 15 acre-feet annually
- Stage 2 In Progress – Monitoring usage over the next five years to confirm full water allocation

Auction Details

A rare opportunity to purchase a fully established recreational farm in a game-rich Kansas region. Whitetail, ducks, upland game, CRP income, and year-round usability — all in one property.

Contact the Southern Kansas Land Team today to schedule your private showing.

Tract #:	Both Tracts
Deeded Acres:	312.61± acres
FSA Farmland Acres:	263.34± by FSA
Soil Types:	Hayes Turon complex, Langdon fine sand, Saltcreek and Naron fine sandy loams
Soil PI/NCCPI/CSR2:	NCCPI 47
CRP Acres/Payment:	207.61acres CRP \$6,645 annually
Taxes:	TBD
Lease Status:	CRP contract
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	No survey needed
Brief Legal:	312.26+/- acres S21 T25S R11W Stafford Co, KS
PIDs:	185-21-0-00-00-001.00-0
Lat/Lon:	37.86419, -98.53626
Zip Code:	67578

TRACT 1 DESCRIPTION:

156.3 +/- Acres

10.8 acres of food plots

1 deer blind and feeder

Two gates (SE 60th St & SE 110th Ave)

Includes the solar well (up to 40 GPM), 5-acre wetland, pit blind, skid blind, and water control system

TRACT 2 DESCRIPTION:

156 +/- Acres

20.06 acres of ag fields/food plots

1 deer blind and feeder

Rolling topography with timber block in the southeast corner

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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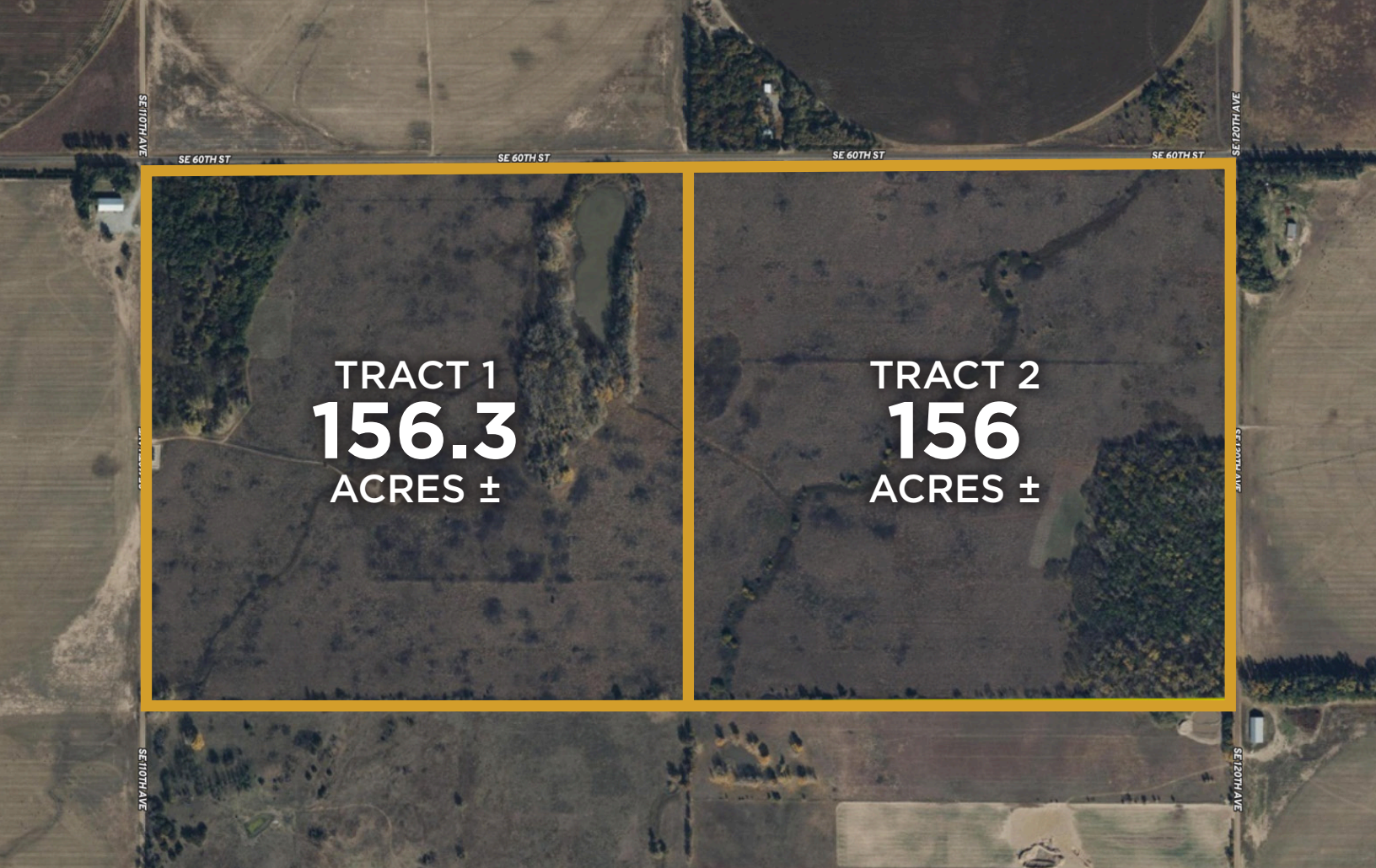
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 | Tom McFarlane, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 316.755.6374 | Todd Bigbee, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 620.518.0806 | Jordan Williams, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 620.664.0046 | Brandon Hamel, Auctioneer



TRACT 1
156.3
ACRES ±

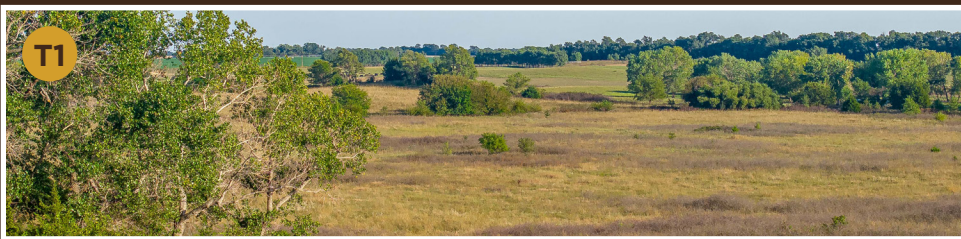
TRACT 2
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