

156 +/- Recreational & Tillable Acres In Rush County,
Kansas
Avenue X
Rush Center, KS 67575

\$328,440
156.400± Acres
Rush County



156 +/- Recreational & Tillable Acres In Rush County, Kansas
Rush Center, KS / Rush County

SUMMARY

Address

Avenue X

City, State Zip

Rush Center, KS 67575

County

Rush County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.3606 / -99.32866

Taxes (Annually)

698

Acreage

156.400

Price

\$328,440

Property Website

<https://redcedarland.com/detail/156-recreational-tillable-acres-in-rush-county-kansas-rush-kansas/58842/>



156 +/- Recreational & Tillable Acres In Rush County, Kansas

Rush Center, KS / Rush County

PROPERTY DESCRIPTION

156 +/- Recreational & Tillable Acres In Rush County, Kansas

Property Legal: NE 1/4 of S32-T19-R18

Driving Directions: Travel 7 miles south of Rush Center, Kansas on Highway 183 until you reach the east/west road Avenue X. From the intersection of Avenue X and 183 Highway travel west down Avenue X for approximately 1 mile until you reach County Road 240. From the intersection of Avenue X & County Road 240 the 156 +/- acres spans for a half mile west on the south side of Avenue X & a half mile south on the west side of County Road 240.

Property Taxes: \$698.20 Annually

Property Description: *156 +/- Recreational/Tillable Acres In Rush County, Kansas.* Whether your looking to add tillable/pasture acres to your portfolio, or looking for a place for your family to create life long memories in the outdoors this Rush County farm has vast offerings for all avenues. Below i will go into detail on each avenue that in my mind makes this Rush county farm one to consider when adding to your portfolio.

For The Deer Hunter: The landscape of Rush County which consists of rolling grassy terrain and waterways scattered with mature Cottonwood & Cedar Trees proves time and time again to produce trophy deer. While only gathering deer history on this property for a few months in the fall of 2023 it didnt take long to get eyes on multiple good deer. When putting in time in this part of the state looking for trophy deer you need to pay attention to three major things. Food, cover & water sources that stay consistent. This property provides you with all three between the tillable acres, the windmill, and the major terrain change all sloping down towards the draw in the middle of the property scattered with mature trees & filled with thick grass. Regardless if you are a bow or gun hunter, this property offers many different options for the avid deer hunter.

For The Upland Hunter: Just as I stated when reffering to the deer aspect of things, the same rings true for the upland game in this part of the state. The thick grass on this property provides some of the most ideal habitat for pheasants & quail. With the tillable acres providing the food for the upland birds, expect to have some of your most success along the edges of the tillable in the thick grass. Dont forget to check up underneath those Cedar trees in the waterways after a fresh snow or on a windy day as that proves time and time again to be the favored place for a covey of Kansas Bobwhite quail to take shelter. Regardless of the setup or situation, with a couple of good bird dogs the avid upland hunter is going to be able to make plenty of memories on this Rush county quarter section.

Tillable: This Rush County quarter section offers 77+/- tillable acres in two seperate fields. In the south west corner of the property there is a 22+/- acre field that is currently planted to milo. Along the eastern edge of the quarter section is a 55+/- acre field that consists of this years wheat stubble. Planted in the wheat stubble along the western edge are multiple milo food plots to serve as food/cover for both whitetail deer as well as pheasants & quail. There is currently a tenant in place on a year to year cash rent basis paying bi-annually. **The seller is willing to negotiate the second half of his cash rent to a potential buyer. Seller is also willing to negotiate the future portion of this years milo crop.**

Pasture: While there is not currently a solid fence in place the remainder of the property would make a great pasture. There is a working windmill in place to provide water for your cattle as well as plenty of timber to provide shelter from the harsh Kansas wind. Outside of the tillable acres you could build fence around 80 +/- acres of thick green grass with all of the key components a property needs to home your herd.

Mineral Rights: The sellers interest in mineral rights will pass to the new owner.

Please call Cody Crook at [620-617-7320](tel:620-617-7320) or Shane Smith at [620-282-1561](tel:620-282-1561) with any questions or to schedule a showing.

Key Features:

Tillable Income



Windmill

Deer Hunting

Upland Hunting

Heavy Cover

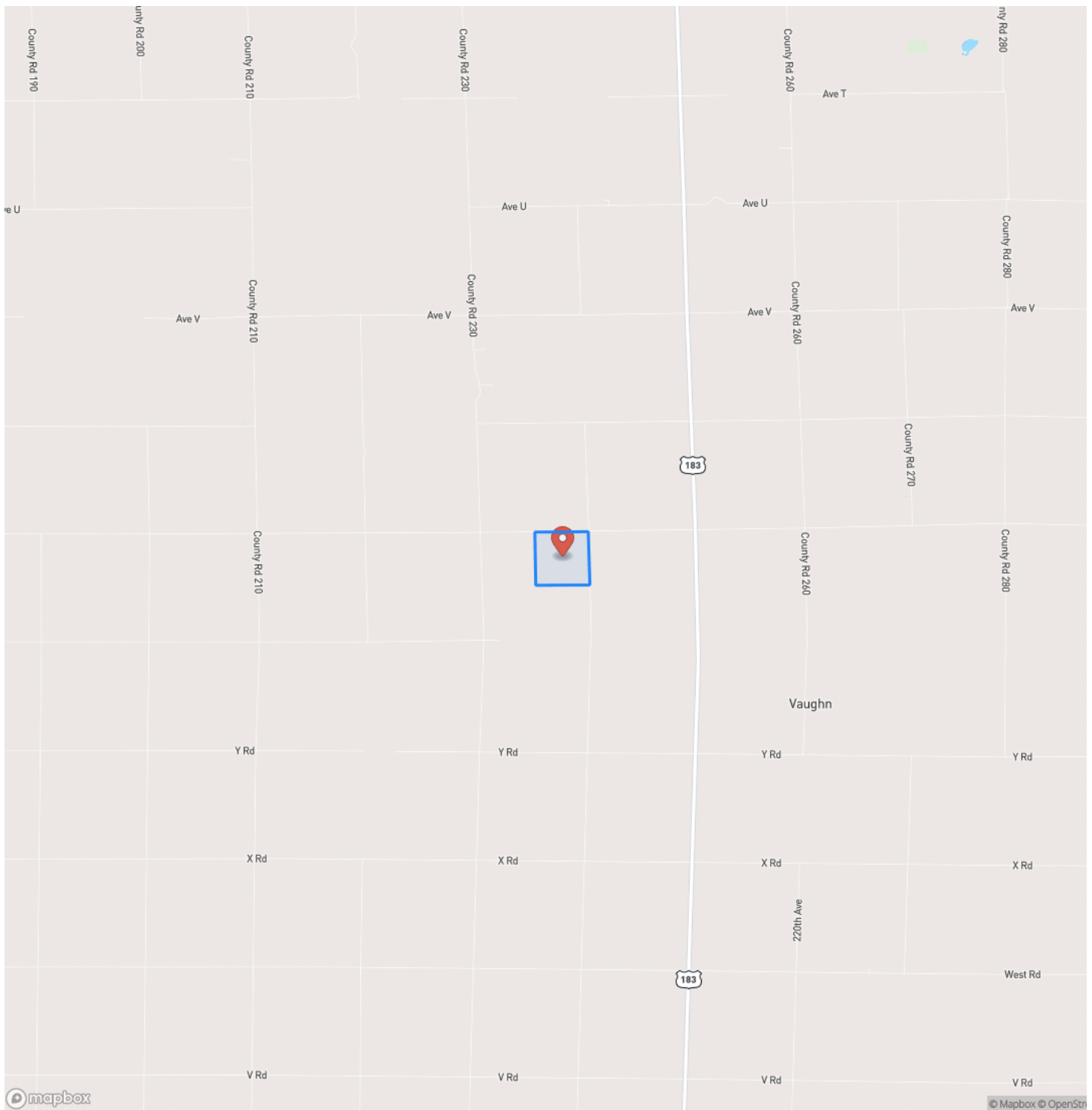
Mature Timber



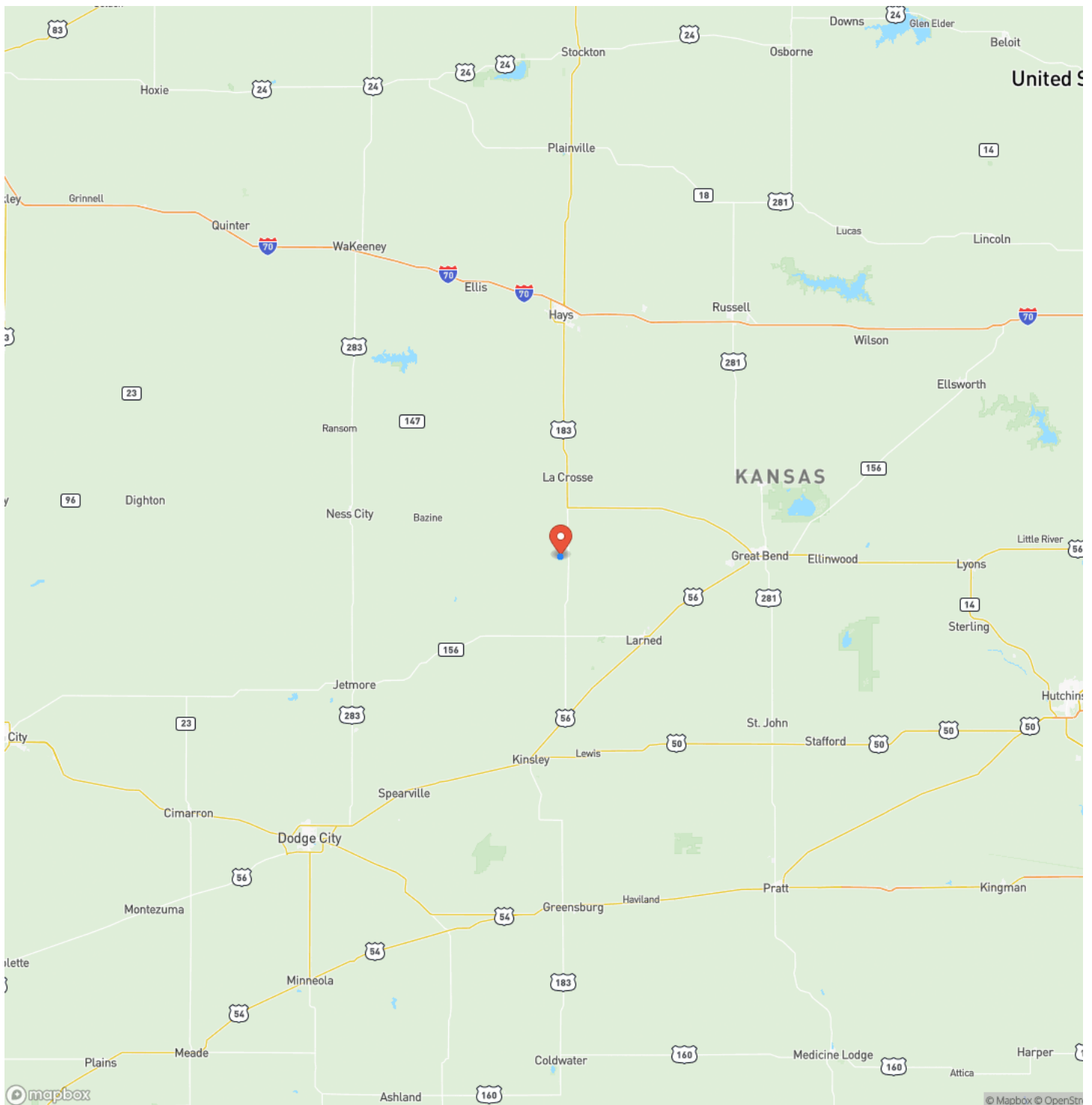
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Rush Center, KS / Rush County



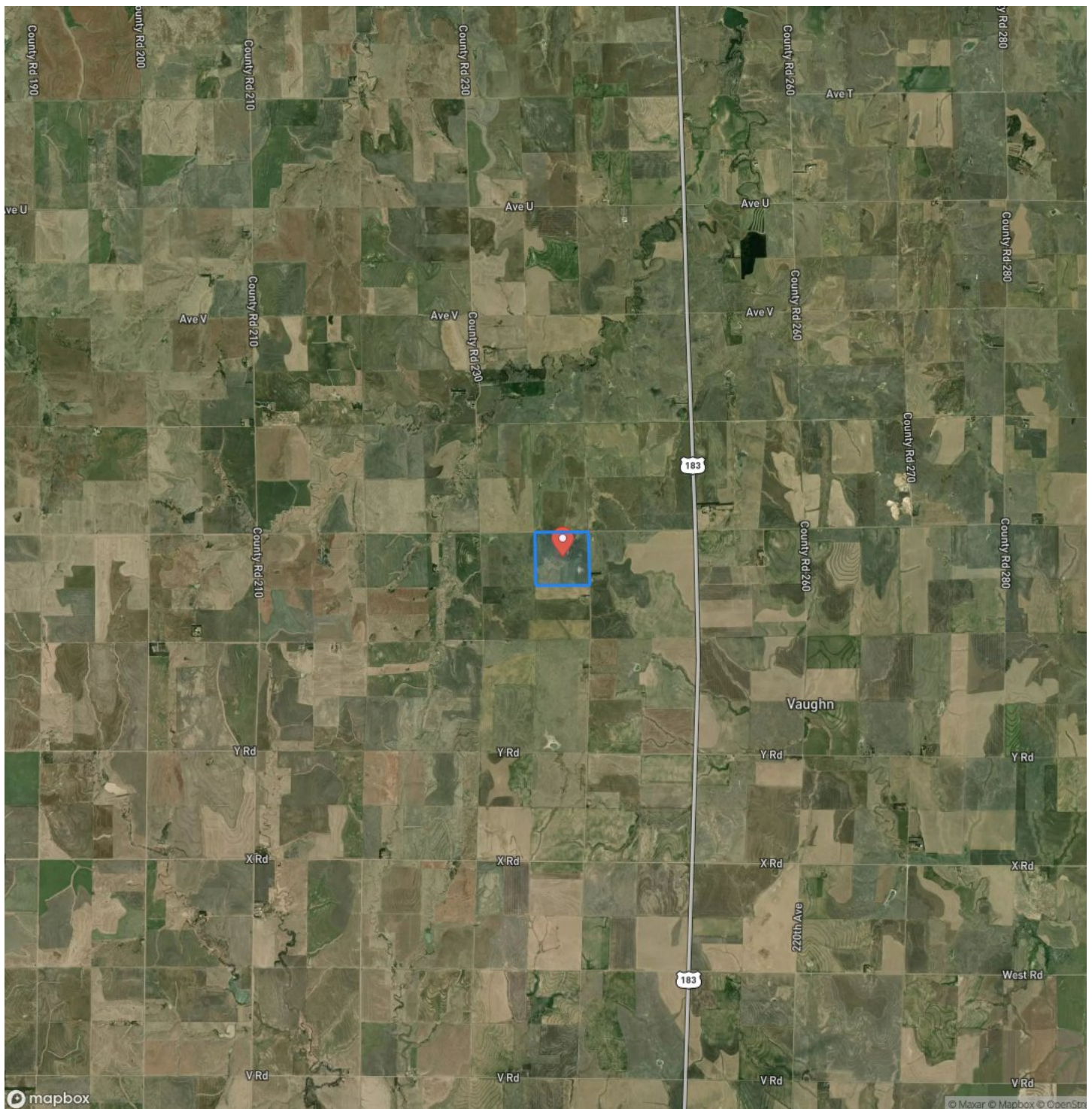
Locator Map



Locator Map



Satellite Map



156 +/- Recreational & Tillable Acres In Rush County, Kansas

Rush Center, KS / Rush County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

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(620) 617-7320

Office

(620) 377-5022

Email

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Address

City / State / Zip

Ellinwood, KS 67526

NOTES



MORE INFO ONLINE:

redcedarland.com

This image shows a single sheet of white paper with horizontal blue 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

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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.



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