

75 +/- Recreational Acres Near Wilson Lake in Russell  
County, Kansas  
Dorrance, KS 67634

**\$185,000**  
75± Acres  
Russell County



**75 +/- Recreational Acres Near Wilson Lake in Russell County, Kansas**  
**Dorrance, KS / Russell County**

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**SUMMARY**

**City, State Zip**

Dorrance, KS 67634

**County**

Russell County

**Type**

Hunting Land, Farms, Ranches, Recreational Land

**Latitude / Longitude**

38.85982 / -98.60133

**Taxes (Annually)**

210

**Acreage**

75

**Price**

\$185,000

**Property Website**

<https://redcedarland.com/detail/75-recreational-acres-near-wilson-lake-in-russell-county-kansas-russell-kansas/56008/>





## 75 +/- Recreational Acres Near Wilson Lake in Russell County, Kansas

### Dorrance, KS / Russell County

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#### **PROPERTY DESCRIPTION**

#### **75 +/- Recreational Acres Near Wilson Lake in Russell County, Kansas**

**Property Legal:** W 80 of the SE 1/4 of S01-T14-T12

**Driving Directions:** From Dorrence, KS go approximately 1 mile west on old Highway 40 to 198th street. From the intersection of Highway 40 & 198th street go approximately 1/4 mile north under Interstate 70 to the private access road which lies on the east side of 198th street. Once at the private access road turn east and go 1/2 mile where you will arrive at the gate of the 75+/- acres.

**Property Taxes:** \$210

**Property Description:** - **75 +/- Recreational Acres Near Wilson Lake in Russell County, Kansas-** At 75 +/- acres this Russell County property has vast offerings for many different buyer avenues. Whether your looking for a buildsite within close proximity to Wilson lake, a hunting property, or even pasture acres to add to your grazing portfolio this property is worth a look.

**Hunting pontential:** This 75 +/- acres has many of the attributes needed when looking to develop a hunting property. There is 51 acres of very thick grass that was previously enrolled in CRP that serves as great bedding/cover for whitetail deer as well as pheasants and quail. Since coming out of the CRP program this grass has become scattered with cedar trees and looks to only become better habitat for all wildlife. This property also contains a seasonally wet creek that snakes through the eastern and north western portions of the property offering both water and travel corridors for wildlife. The creek is lined on both sides with mature cottonwood trees as well providing cover/hunting opportunities. With crop fields both to the east and north the wildlife that call this property home do not have to travel far to get the food they need.

**Lake Wilson/Buildsite Potential:** Wilson Lake is one of the largest reservoirs in the state of Kansas and is well known for its clean water. With the lake comes ample opportunities for the avid hunter/angler. Other than the fishing and hunting opportunities the lake offers, it is also one of the most popular boating/water sport destinations in the state as well. On the 75 +/- acres there are numerous spots a potential buyer could use for a buildsite. At only 4 miles away from the lake this property would give you a secluded spot to resort to after spending time at the lake.

**Mineral Rights:** Sellers are letting their mineral rights pass to the new buyer.

**\*\*\*There Is A Billboard On The South Side Paying \$200/Year. Contract Expires in 2028\*\*\***

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

#### **Key Features:**

Heavy cover for wildlife

Close proximity to Wilson lake

Great spot to build

17 miles to Russell, Kansas

22 miles to Ellsworth, Kansas

45 minutes to Salina, Kansas

40 minutes to Hays, Kansas



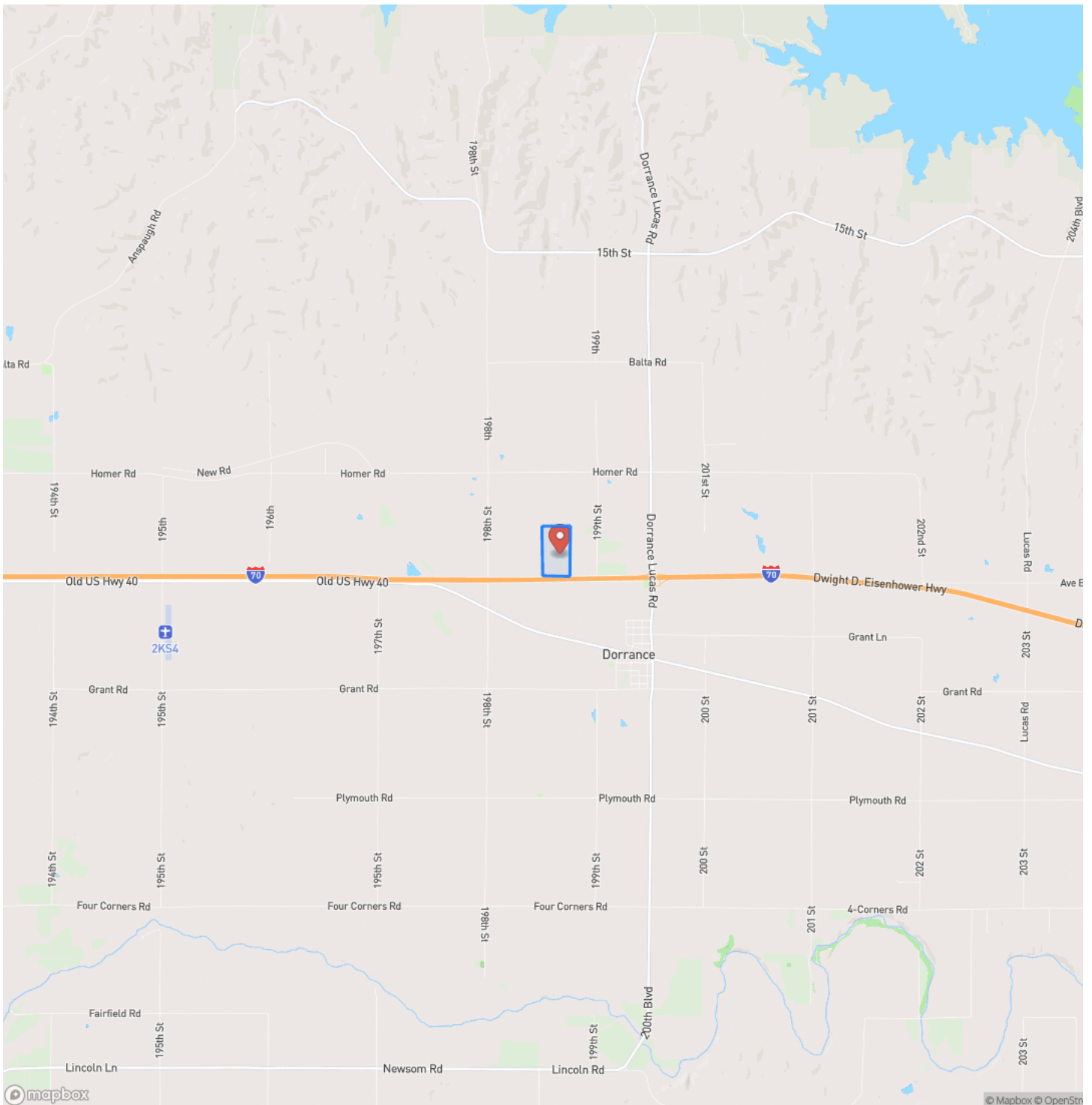
75 +/- Recreational Acres Near Wilson Lake in Russell County, Kansas  
Dorrance, KS / Russell County

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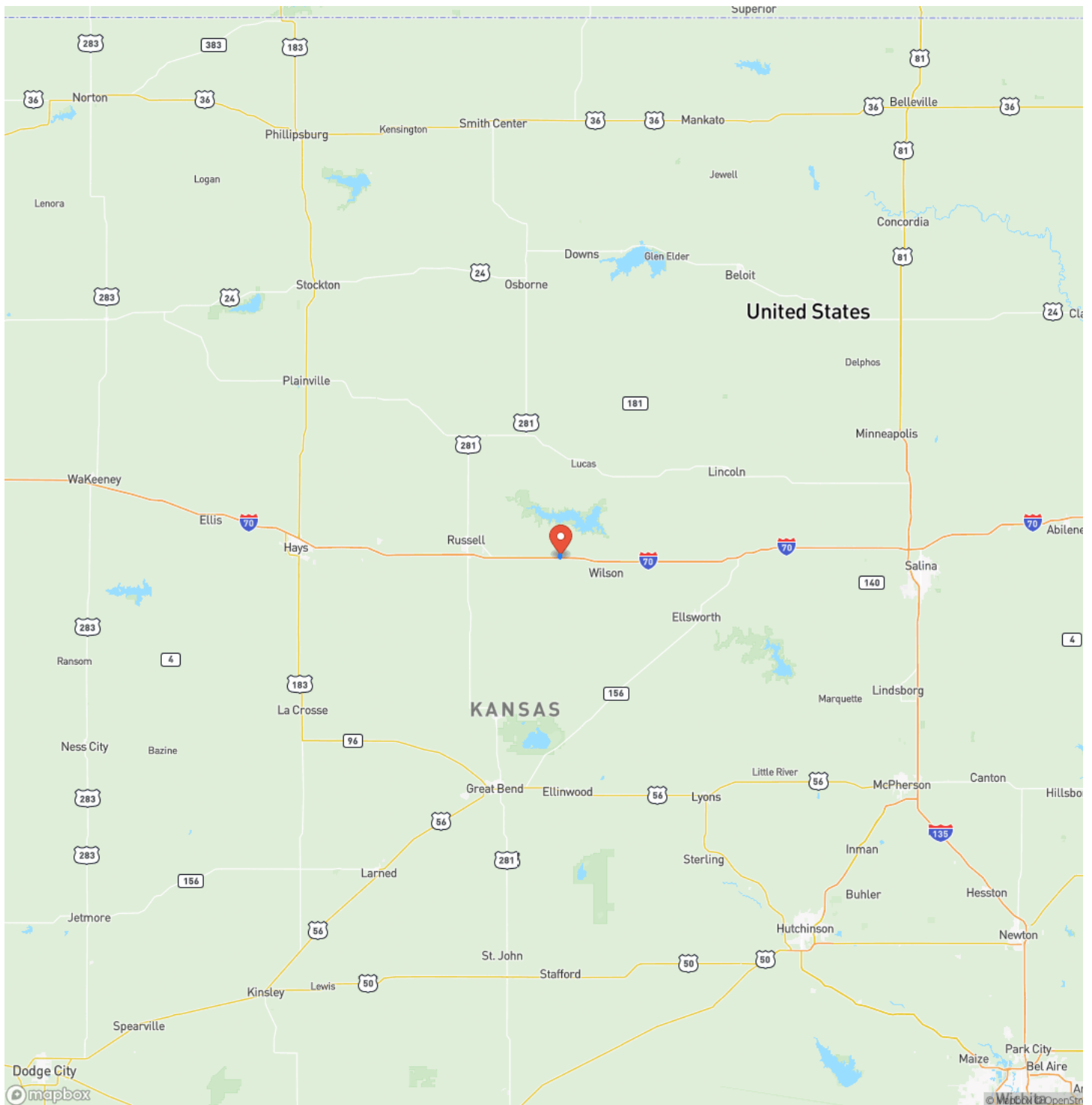




## Locator Map

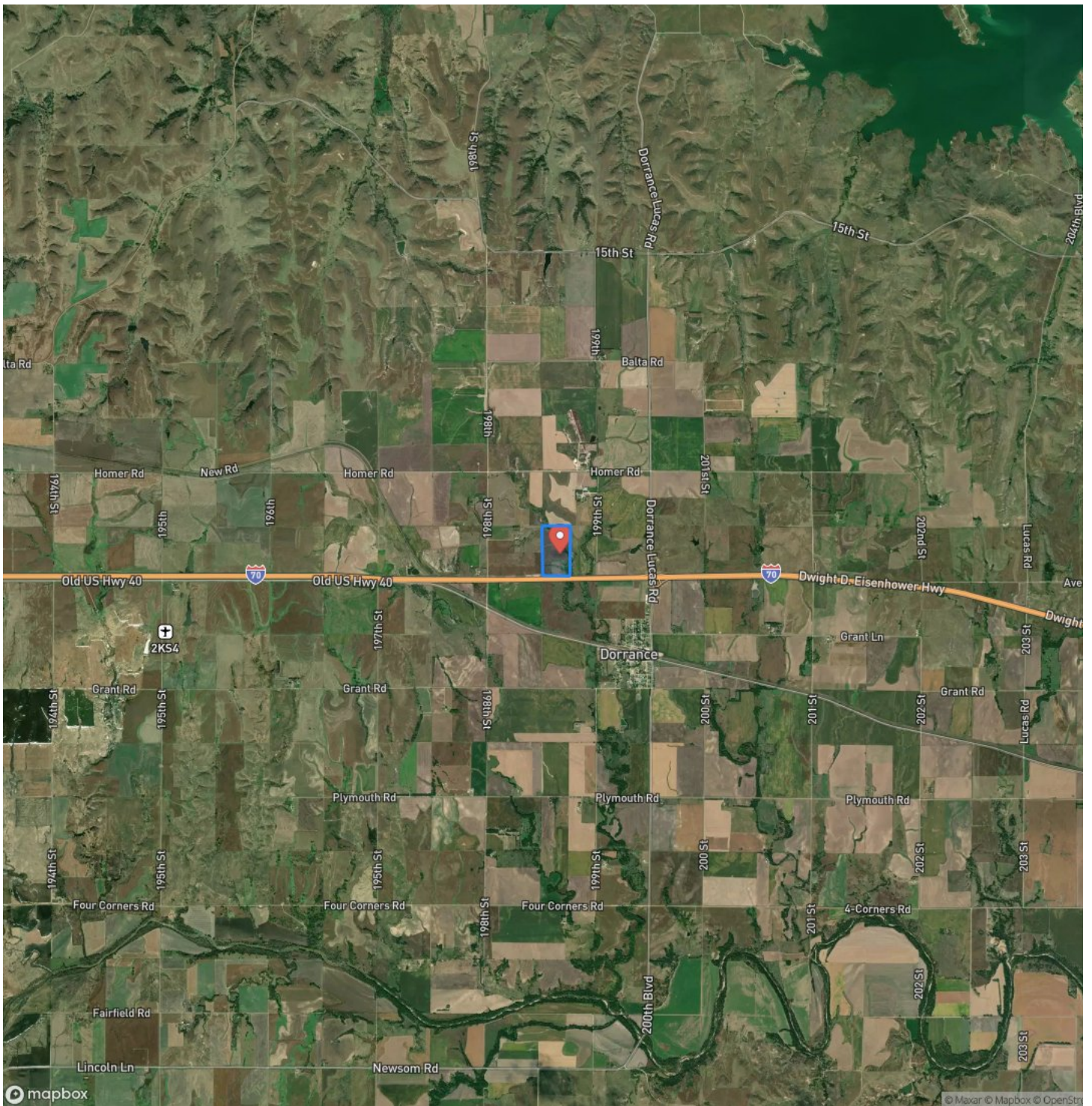


## Locator Map





## Satellite Map



## 75 +/- Recreational Acres Near Wilson Lake in Russell County, Kansas Dorrance, KS / Russell County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cody Crook

## Mobile

(620) 617-7320

## Office

(620) 377-5022

## Email

cody@redcedarland.com

**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.



## **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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