

The Coal Creek Ranch-713+/- Acres In Russell County,
Kansas
Wilson, KS 67490

\$1,853,800
713± Acres
Russell County



The Coal Creek Ranch-713+/- Acres In Russell County, Kansas

Wilson, KS / Russell County

SUMMARY

City, State Zip

Wilson, KS 67490

County

Russell County

Type

Ranches, Hunting Land, Recreational Land, Farms, Undeveloped Land

Latitude / Longitude

38.825011 / -98.475344

Taxes (Annually)

2951

Acreage

713

Price

\$1,853,800

Property Website

<https://redcedarland.com/detail/the-coal-creek-ranch-713-acres-in-russell-county-kansas-russell-kansas/65514/>



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PROPERTY DESCRIPTION

The Coal Creek Ranch-713+/- Acres In Russell County, Kansas

Property Description: Listed for sale by Cody Crook & Mark Morris of Red Cedar Land Company is 713+/- acres in Eastern Russell County, offering any and all of the vast attributes which make up the stunning Smoky Hills Region of Central Kansas. Whether you are looking for big acreage to add to your cattle operation, or a truly raw tract of land that you can build into the ultimate hunters paradise, the Coal Creek Ranch encompasses any and all of the highly desirable traits sought after in a big acreage Kansas ranch. Between the rocky bluffs, steep timber filled canyons, and the rock lined walls of the Coal Creek, the Coal Creek Ranch provides you with landscapes seldom seen in Central Kansas. If blindfolded and dropped off in the heart of this ranch you could easily convince yourself that you are in places like Wyoming or Colorado. The Coal Creek Ranch with its vast terrain change makes 713 acres feel twice as big.

Property History: The Coal Creek Ranch is rich in history as well. You will see multiple carvings in the rock walls of the Coal Creek from the original owner Frank C. Davidson and others. The dates on these carvings range from the early 1920's to the late 1950's.

For the Outdoorsman: The multiple grassland bowls which make up the low laying areas between the timber filled and rocky bluffs make for ideal locations for large food plots. Other than the pond centrally located in the heart of the ranch, multiple springs can be found in a variety of locations along the Coal Creek, providing water even on the driest of years. As you can see in the pictures, heavy cover for the wildlife is of no concern. The 70+ year old Bur Oak trees that line the Coal Creek provide not only shelter/cover but plenty of food as well. Other than the Bur Oaks on the ranch, you will come across White Oaks, Black Walnut, Cedar, Cottonwood, and Locust trees. This ranch has every ounce of what the avid outdoorsman is after when looking to develop a Kansas ranch. For the avid turkey hunter, lifelong memories will be made with friends and family when leaned up against a mature Bur Oak, or Black Walnut calling a Kansas tom through the heavy cover on the Coal Creek Ranch. If your passion is hunting upland birds behind a stud pointer, you will keep yourself busy walking the thickets and canyons pursuing coveys of quail. I would venture to say that one could not quail hunt every acre of the ranch in one day. Once you are ready for a change of pace, yourself and a big group of friends/family can pursue pheasants in the 133.66 acres of CRP in the South East corner of the ranch. The Coal Creek Ranch is the ultimate outdoorsmans paradise.

For the Stockman: For the passionate stockman looking to add big acreage to his grazing portfolio, 579+/- acres of the Coal Creek Ranch is lined with well maintained barbwire fence. There is currently a grazing lease on the 579 +/- acres, lease terms can be negotiated.

Access: There is access to the Coal Creek Ranch from the Wilson blacktop on the eastern edge of the ranch. There is also access from 204 Boulevard on the western edge of the ranch allowing you access through the west 80 acres which extends east to west on the western edge of the ranch.

CRP: There is currently 133.66 acres enrolled in CRP at \$33.57/acre for an annual revenue of \$4,487.00. Buyers will assume the CRP contract. Buyers will have 30 business days from closing to transfer the contract into their name.

Property Legal: There are three separate legals for this 713+/- Acres. S01 , T15 , R11 W , Acres 318.9 , S1/2, S12, T15, R11 W, Acres 315.7, N1/2 Less R/W, S02 , T15 , R11 W , Acres 78.8 , S1/2 Se 1/4 Less R/W

Property Taxes: \$2,951

Driving Directions From Wilson, Kansas: From Wilson, Kansas travel 4 miles south on the Wilson Blacktop (105 RD). Just past the second curve on the Wilson blacktop the 713+/- acres lies to the west. The 713+/- acres spans for a mile north to south and a mile and a half east to west.

Mineral Rights: What mineral rights the seller owns shall transfer.

With any questions or to schedule a showing call listing agents Cody Crook (620)617-7320 or Mark Morris (785)324-1495.

Key Features:



Coal Creek

Heavy Cover

Highly Secluded

Blacktop Access

Vast Topography Change

Pond

Mature Oak Trees

Mature Walnut Trees

Whitetail Deer

Turkeys

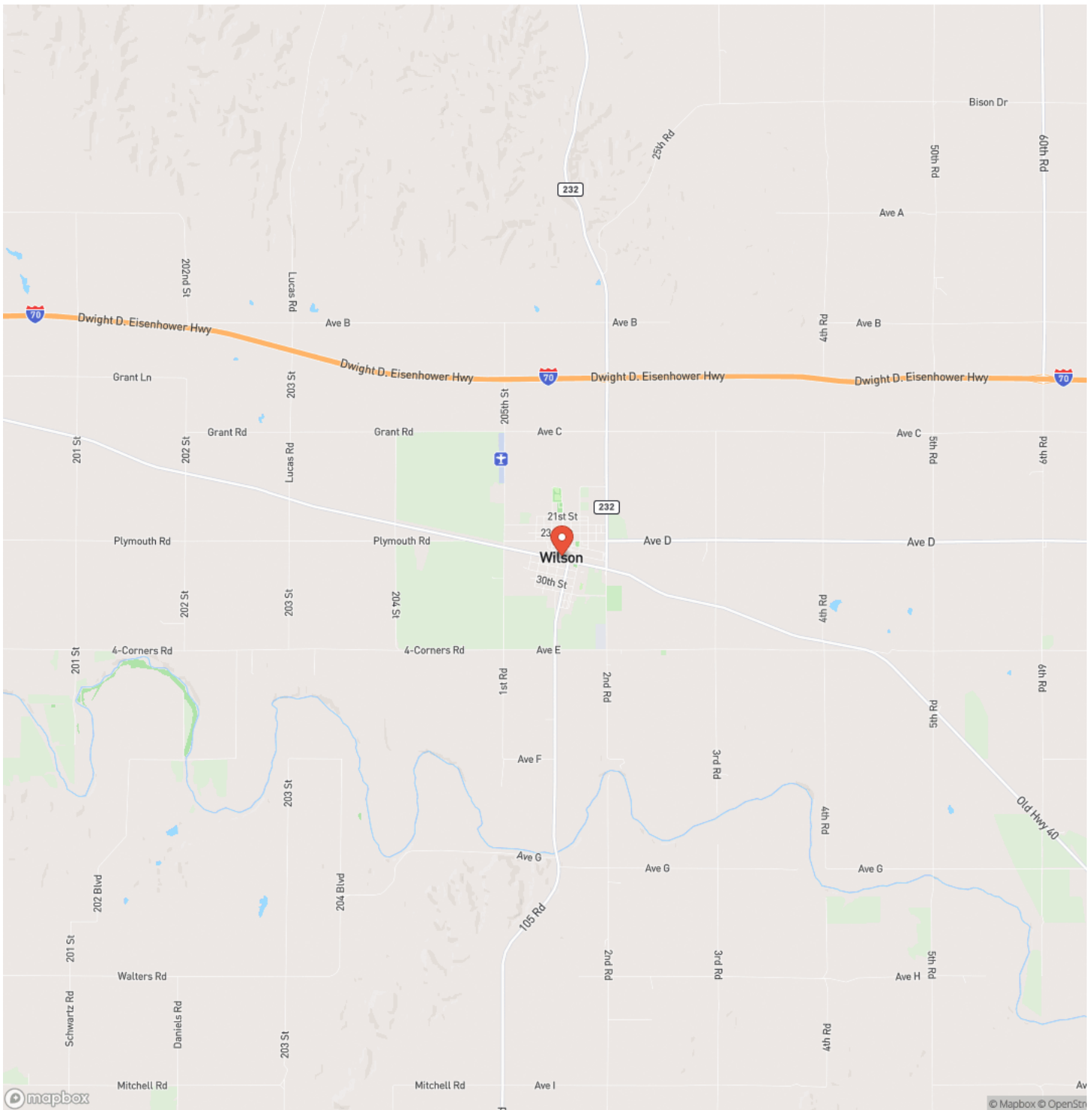
Upland Game



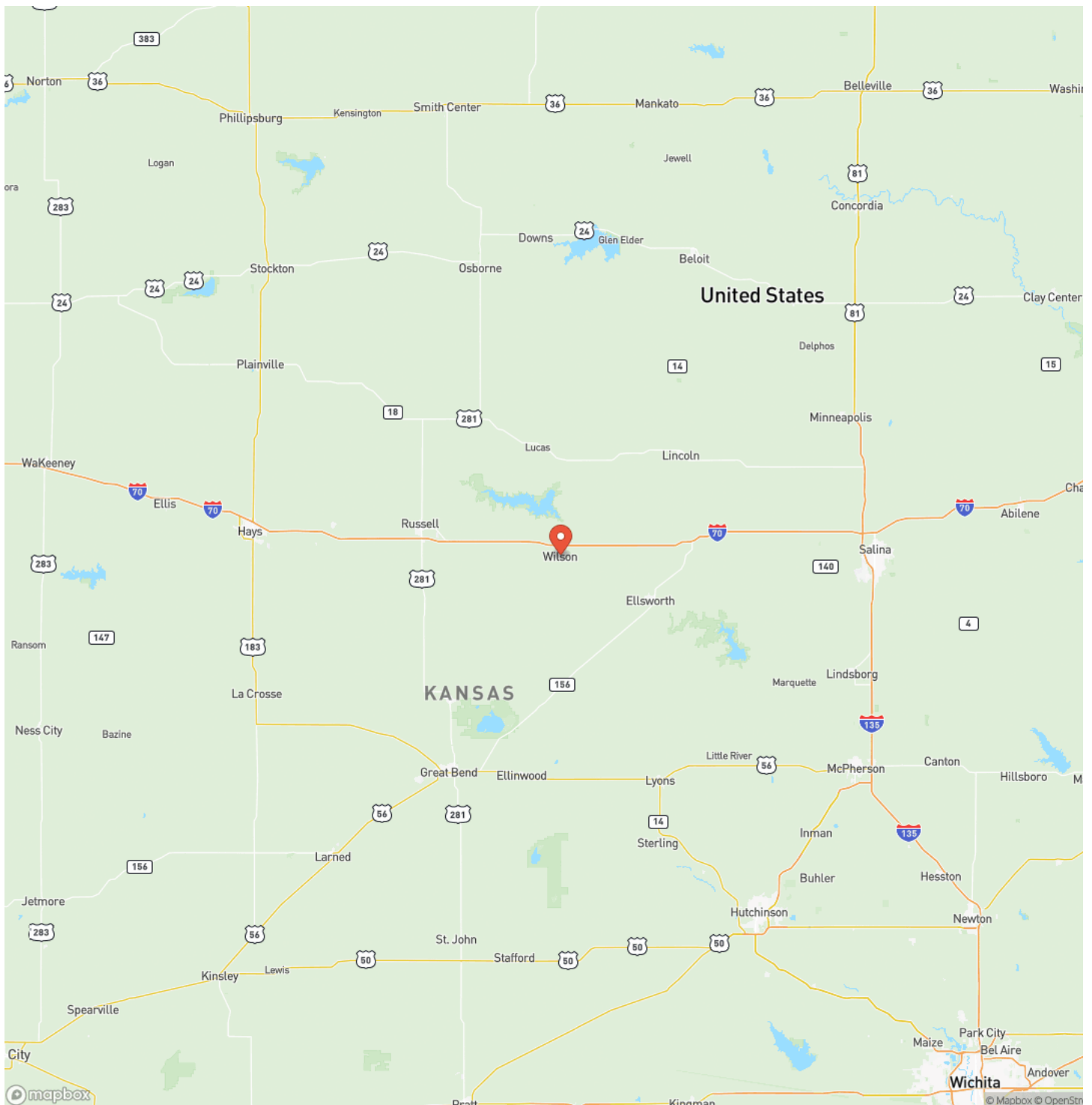
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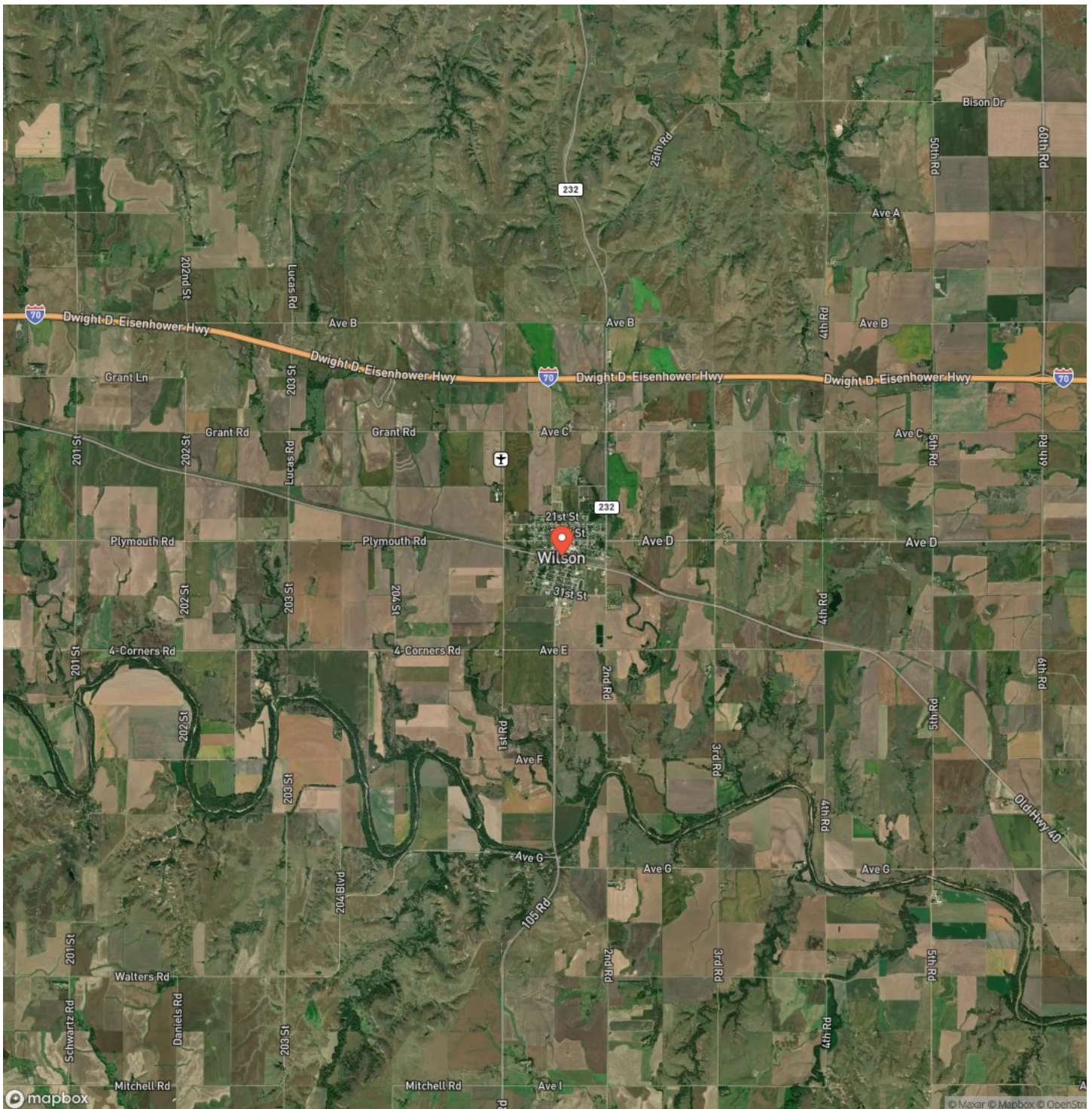
Locator Map



Locator Map



Satellite Map



**The Coal Creek Ranch-713+/- Acres In Russell County, Kansas
Wilson, KS / Russell County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Crook

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Office

(620) 377-5022

Email

cody@redcedarland.com

Address

City / State / Zip

Ellinwood, KS 67526

NOTES



MORE INFO ONLINE:

redcedarland.com

[illegible]

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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