

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

\$275,000
125.700± Acres
Russell County



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

SUMMARY

City, State Zip

Dorrance, KS 67634

County

Russell County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

38.854368 / -98.571353

Taxes (Annually)

1511

Acreage

125.700

Price

\$275,000

Property Website

<https://redcedarland.com/detail/126-recreational-acres-near-wilson-lake-in-russell-county-kansas-russell-kansas/56924/>



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PROPERTY DESCRIPTION

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

Property Legal: S08, T14, R11 W, Acres 119.5, Nw1/4 Nw1/4 & E1/2 Nw1/4 Less R/W, S05, T14, R11 W, Acres 6.2, Sw1/4 Lying S Of I 70 R/W

Driving Directions: From Dorrance, KS go approximately 3/4 mile east on Grant Ln. Here, on the north side of the road, you will arrive at the south gate of the property.

Property Taxes: \$1,151

Property Description: This Russell County property, spanning approximately 126 acres, offers a diverse range of opportunities for various types of buyers. Whether you're seeking a potential build site near Wilson Lake, hunting ground, CRP land, or future pasture to enhance your grazing portfolio, this property presents multiple appealing options worth exploring.

Hunting Potential: This property possesses many characteristics essential for creating great hunting. Around 110 +/- acres of high-quality native grass are currently in CRP enrollment. The prairie grass offers excellent bedding and cover for whitetail deer, pheasants, and quail. Dotted with Plum thickets, hedge, and cedar trees, this grassland provides ideal wildlife habitat, and a promising future for even better wildlife cover. Additionally, a seasonal 5 +/-acre pond located on the northeast corner of the property serves as the main water source, keeping wildlife on the property and offering waterfowl and dove hunting opportunities. To the south of the pond dam, a wet creek meanders through the eastern part of the property, providing both water and travel routes for wildlife. Flanked by mature cottonwood trees and dense thickets, the creek offers strategic locations for treestands and hunting cover. The property's trail camera history substantiates its potential for large deer populations.

CRP Enrollment: 110+/- acres of the property are enrolled in CRP until September of 2028. At \$64+/- an acre the grass provides over \$7000 a year in income. Making this an easy decision for an investor.

Lake Wilson/Buildsite Potential: Wilson Lake stands out as one of Kansas' biggest reservoirs, renowned for its exceptionally clear water. This lake presents abundant opportunities for enthusiastic hunters and anglers alike. Beyond the fishing and hunting prospects it provides, Wilson Lake is a top choice for boating and water sports in the state. On the south end of the approximately 126-acre property, there is access to power, offering a potential buyer the chance to identify a suitable build site. Situated just 7 miles from the lake boat ramp, this property offers a secluded retreat after enjoying activities at the lake.

Mineral Rights: What mineral rights the sellers own shall transfer.

Key Features:

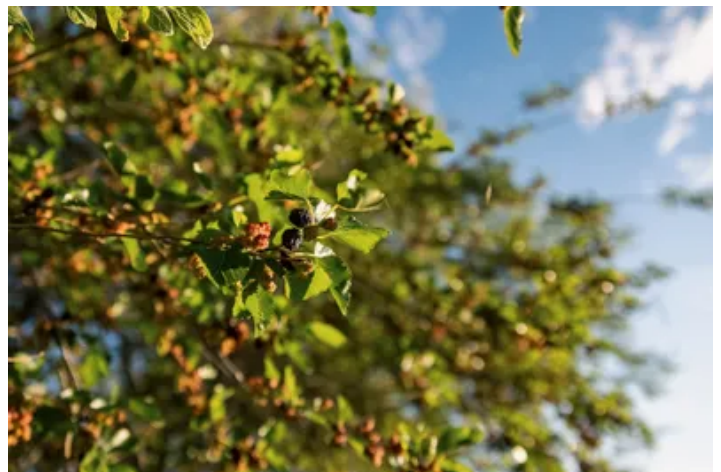
- Big Deer History
- Good CRP income
- Heavy cover for wildlife
- Whitetail, quail, pheasant, dove, waterfowl
- 5 acre seasonal pond
- Great spot to build
- 7 miles to Wilson Lake, KS
- 20 miles to Russell, Kansas



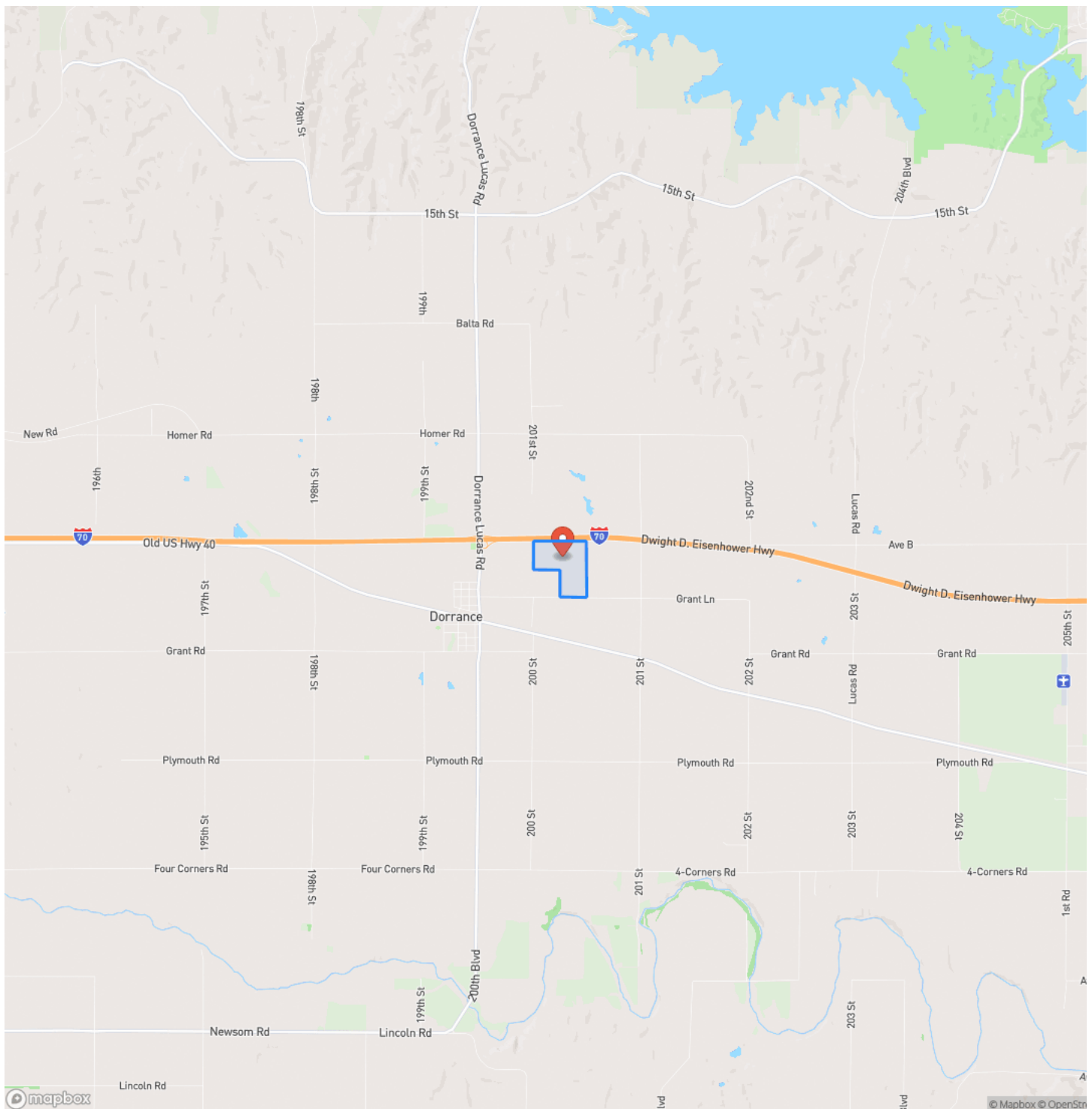
- 51 minutes to Salina, Kansas
- 41 minutes to Hays, Kansas



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Dorrance, KS / Russell County



Locator Map

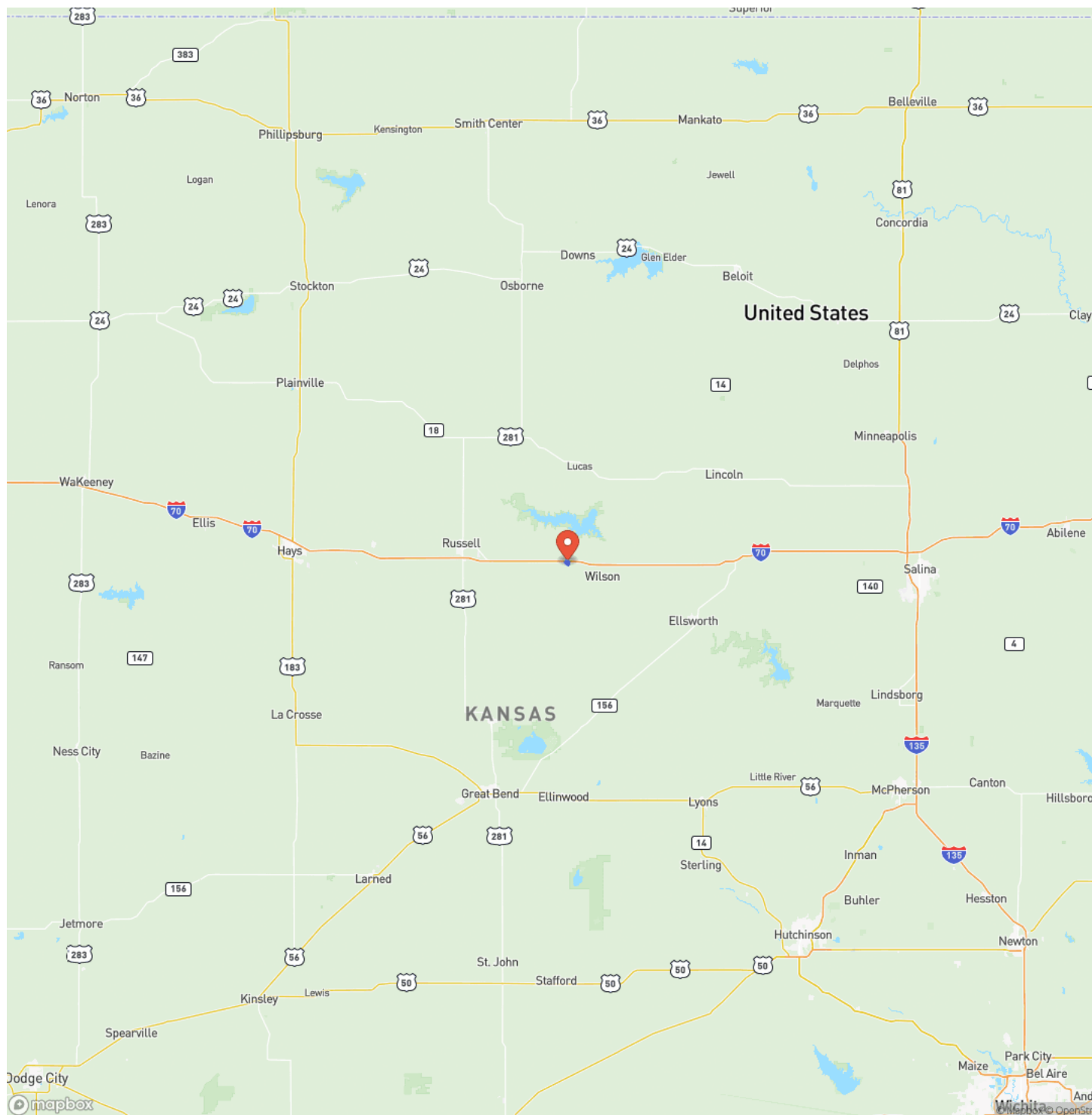


MORE INFO ONLINE:

redcedarland.com

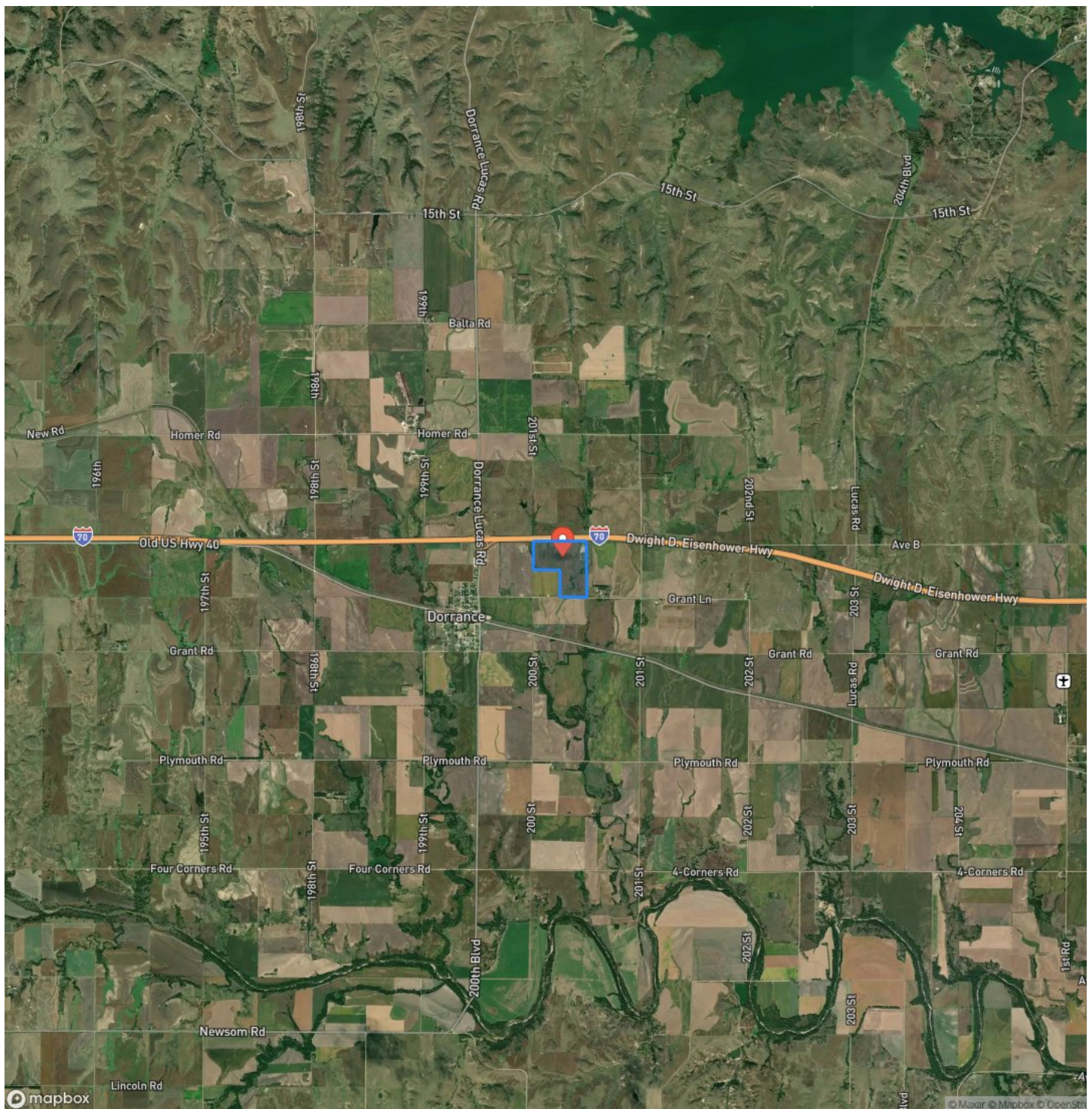
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Locator Map



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

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

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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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