

Income Producing Half Section in Russell County, KS
0000 Land Rd
Russell, KS 67665

\$538,900
317± Acres
Russell County



MORE INFO ONLINE:

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redcedarland.com

Income Producing Half Section in Russell County, KS Russell, KS / Russell County

SUMMARY

Address

0000 Land Rd

City, State Zip

Russell, KS 67665

County

Russell County

Type

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

Latitude / Longitude

38.953063 / -98.840051

Taxes (Annually)

\$1,356

Acreage

317

Price

\$538,900

Property Website

<https://redcedarland.com/detail/income-producing-half-section-in-russell-county-ks/russell/kansas/94790/>



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PROPERTY DESCRIPTION

This income producing half section is located just 4 miles north of Russell, KS. Situated just a half mile east of Highway 281, this tract consists of 26 +/- acres of tillable ground, 126 +/- acres of CRP and 165 +/- acres of pasture.

The CRP contract runs through September 2035. It pays approximately \$4600/yr.

The pasture is watered by a pond on the western edge. The fences are in average condition.

The tillable acres are easily accessed off of Land Rd, and are situated along a seasonal creek and feature Class II soils. The current tenant has typically planted all acres to feed and has reported strong yields annually.

The current tenant has agreed to vacate tenancy, so any buyer would have immediate possession on the pasture and farmground.

Legal Description: S02, T13, R14W, ACRES 317.2, E1/2 LESS R/W

Driving Directions: From Russell, KS, 4 miles north to Land Rd, then a half mile east to the NW corner of the property.

2024 Taxes: \$1356

Mineral rights: Seller to convey surface rights only.

Property Features:

CRP Income through 2035

165 acre pasture

Class II soils on tillable acres

Immediate Possession on all acres

Easy access off Highway 281

For more information or to schedule a showing contact Mark Morris at [785-324-1495](tel:785-324-1495) or mark@redcedarland.com

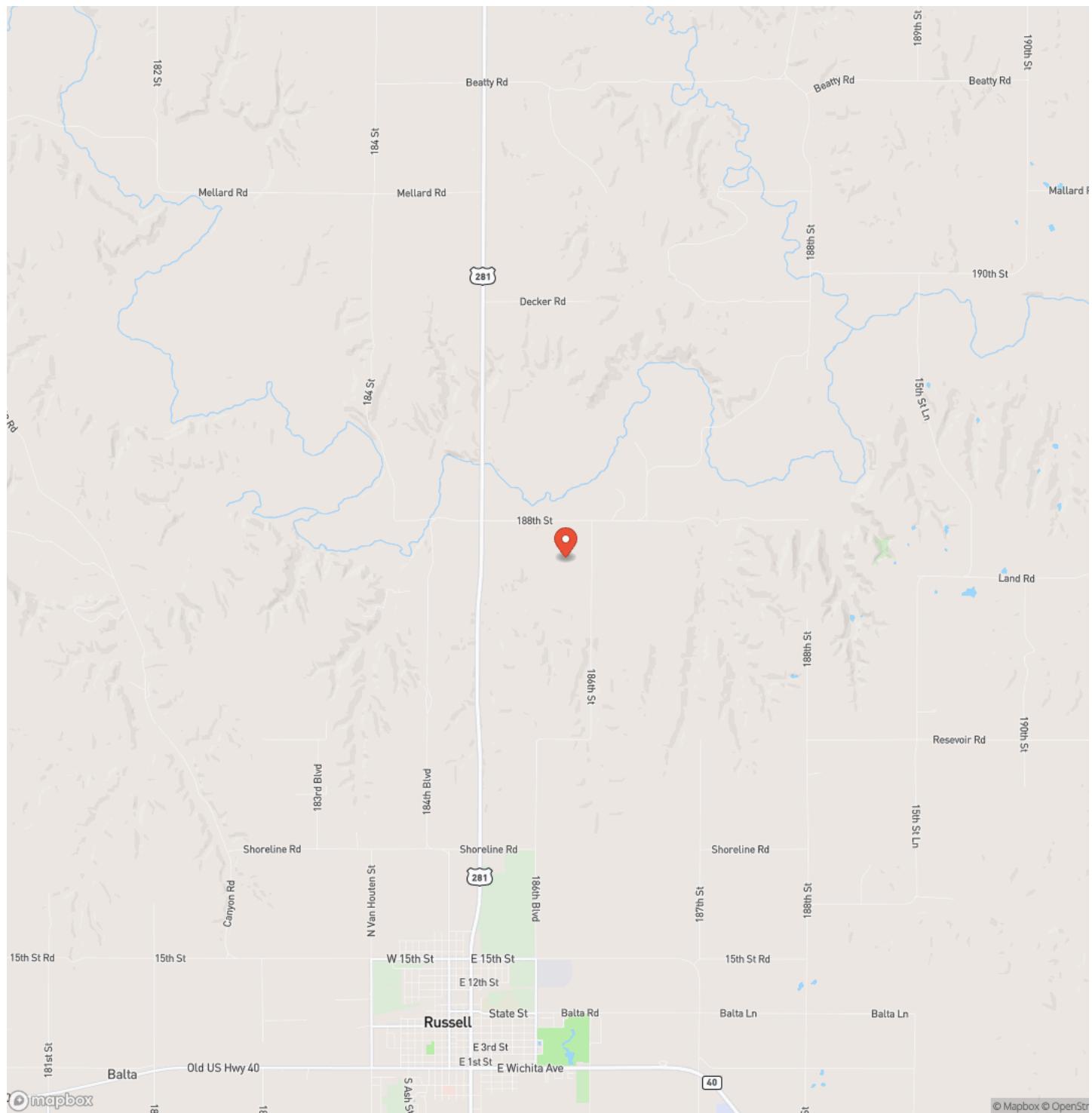


**Income Producing Half Section in Russell County, KS
Russell, KS / Russell County**



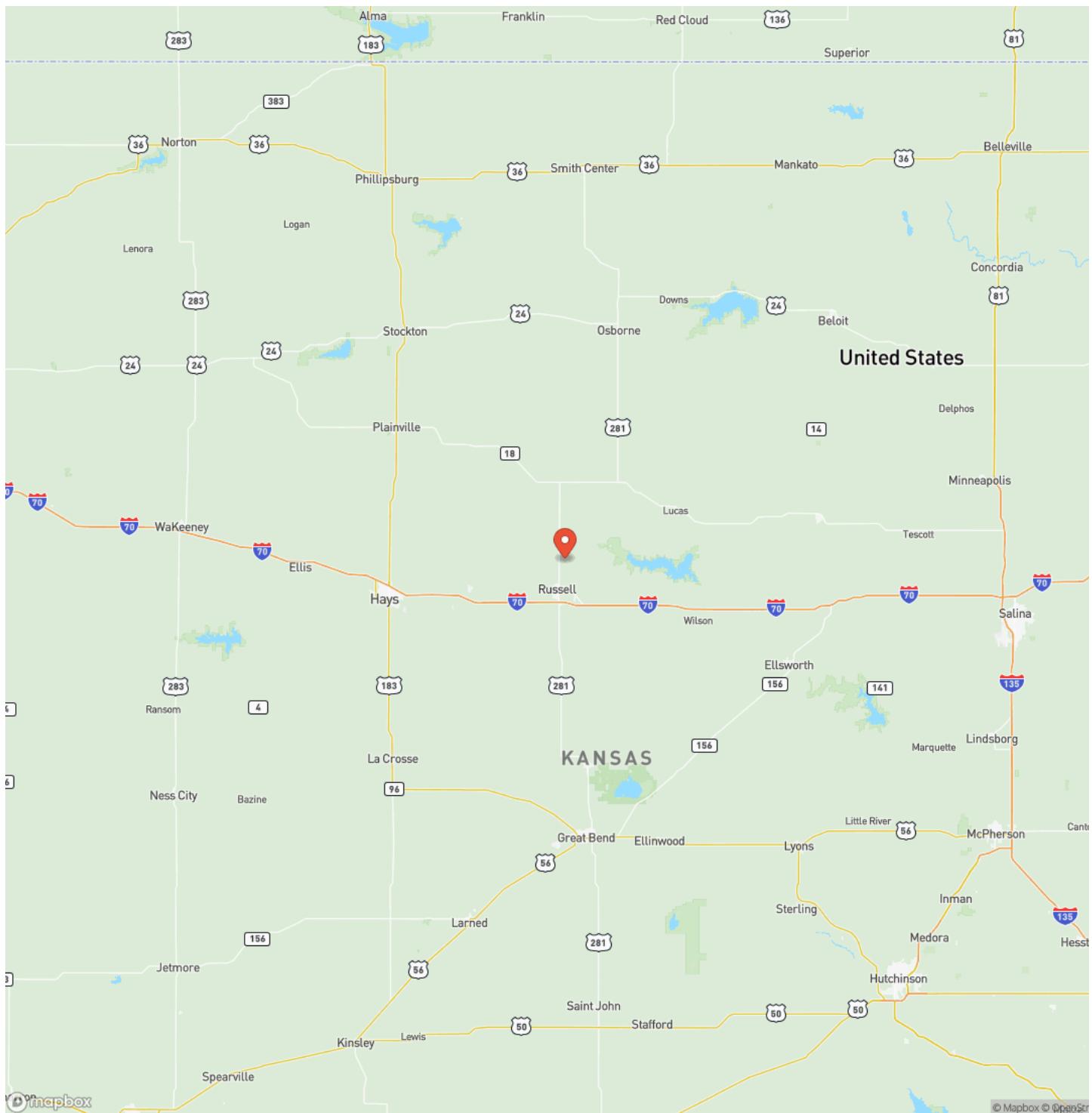
**Income Producing Half Section in Russell County, KS
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Locator Map



Income Producing Half Section in Russell County, KS Russell, KS / Russell County

Locator Map

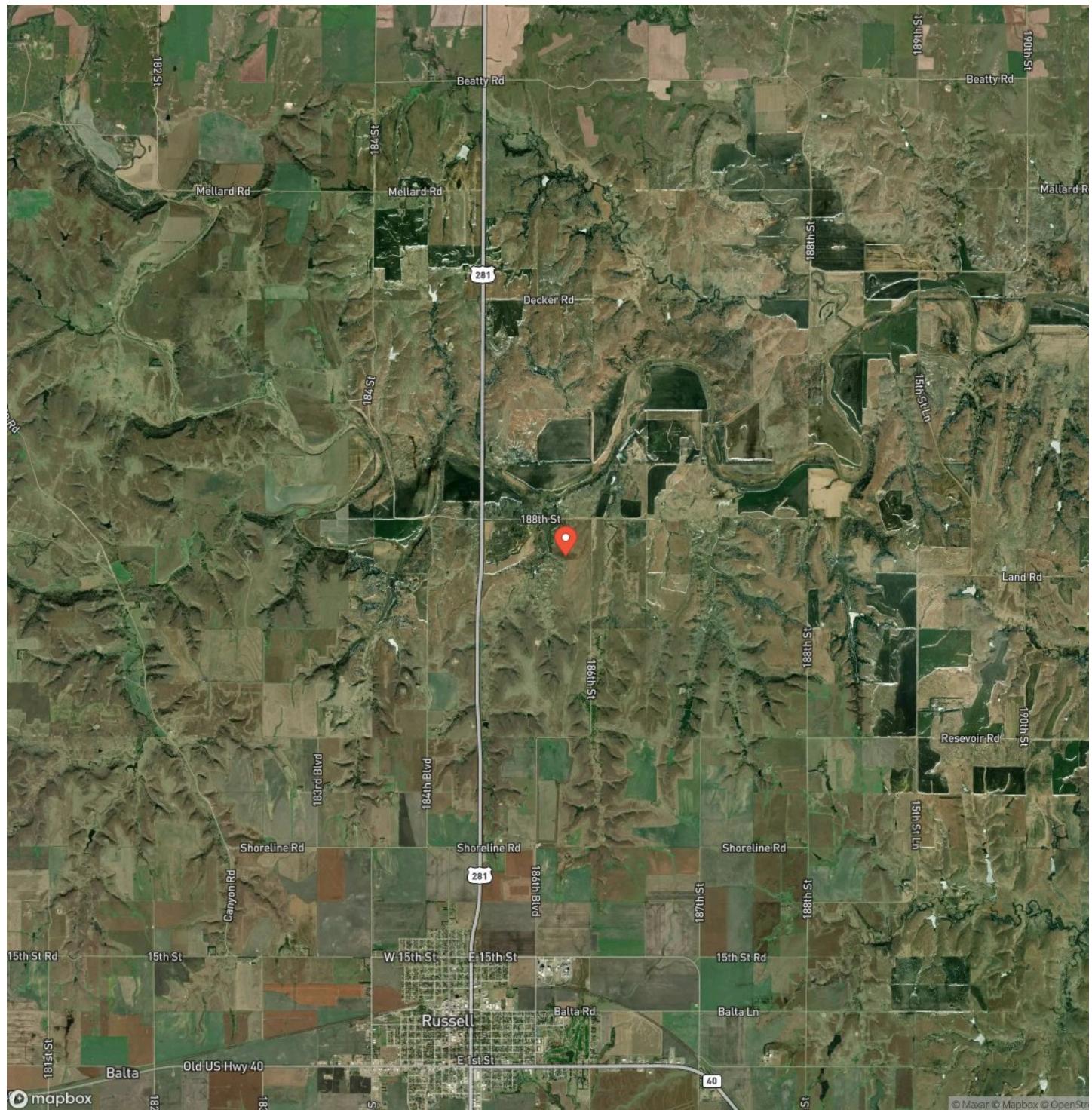


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Income Producing Half Section in Russell County, KS
Russell, KS / Russell County

Satellite Map



Income Producing Half Section in Russell County, KS Russell, KS / Russell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Morris

Mobile

(785) 324-1495

Email

mark@redcedarland.com

Address

City / State / Zip

NOTES



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redcedarland.com

NOTES



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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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