

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

**\$538,900**  
317± Acres  
Russell County



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

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### **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

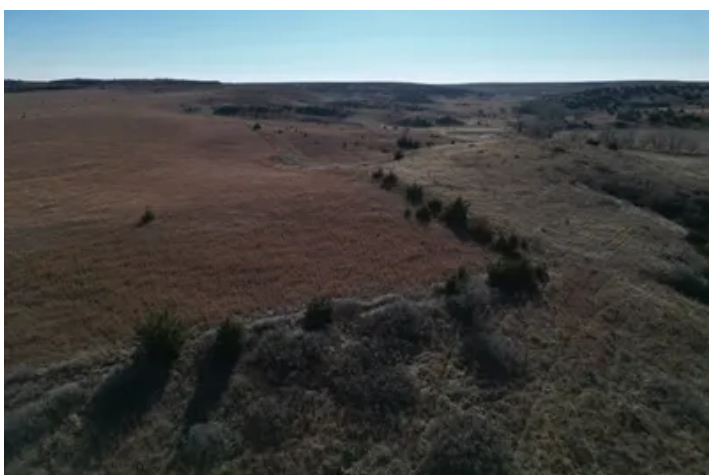
Easy access off Highway 281

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

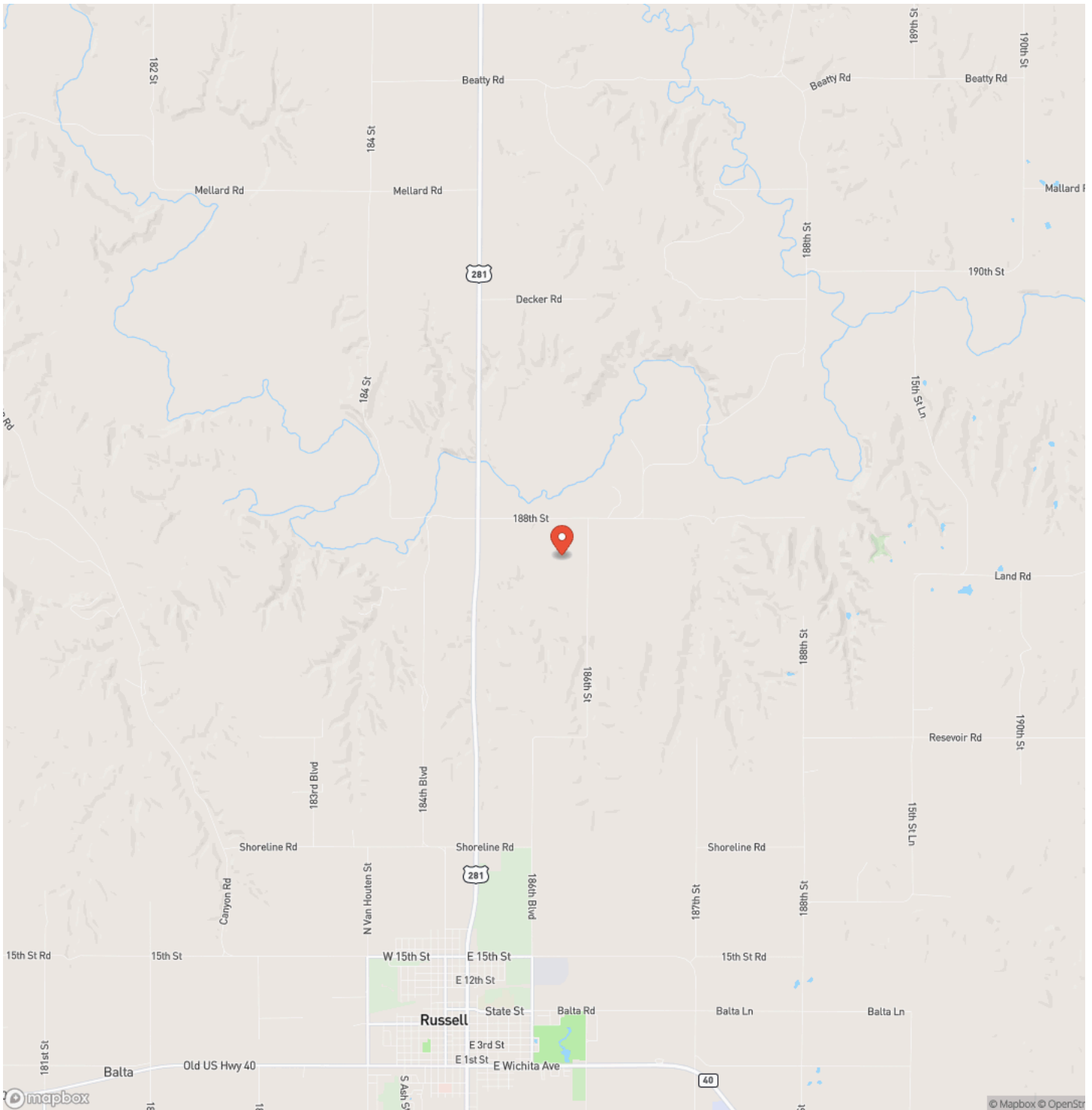


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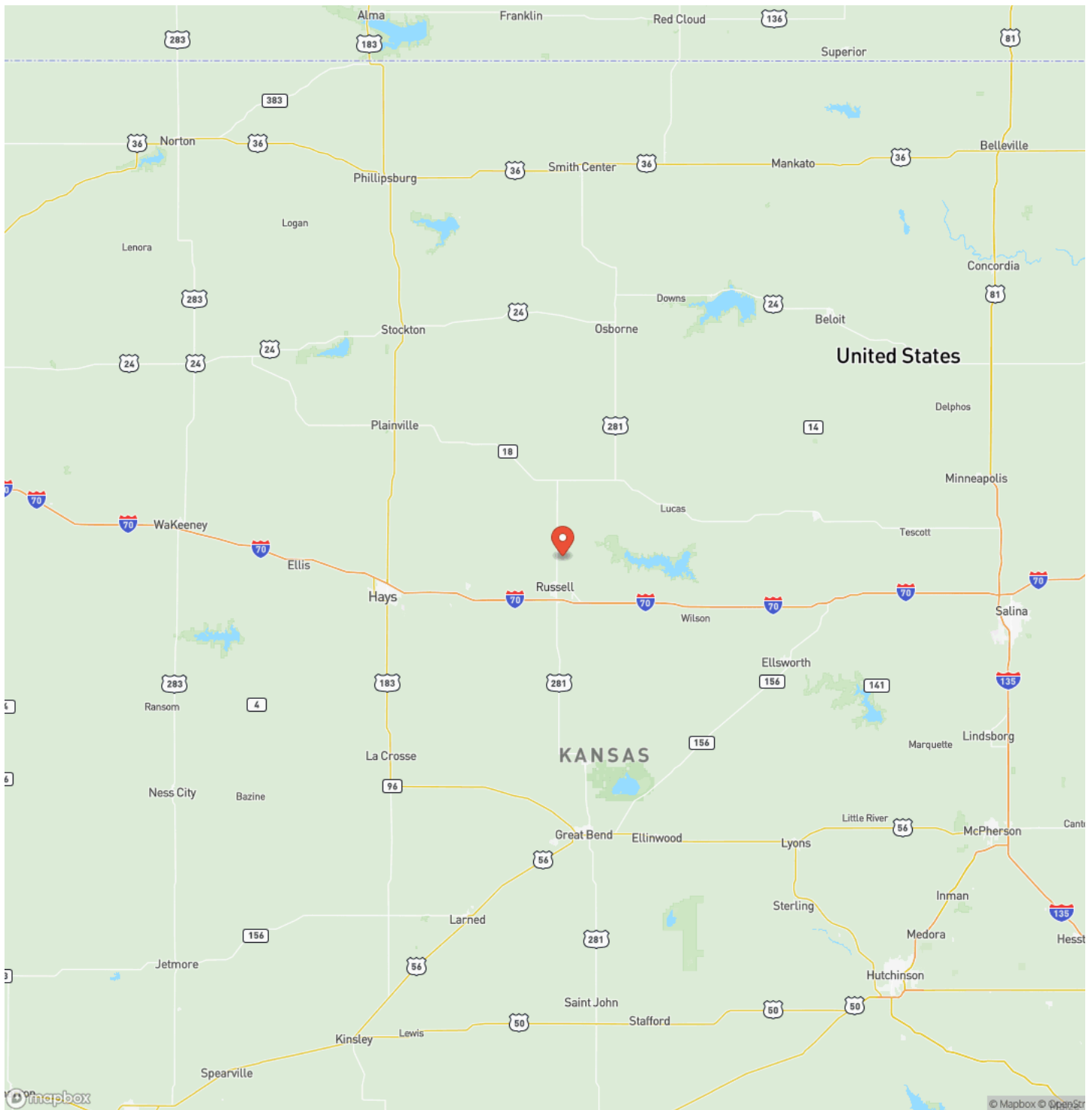
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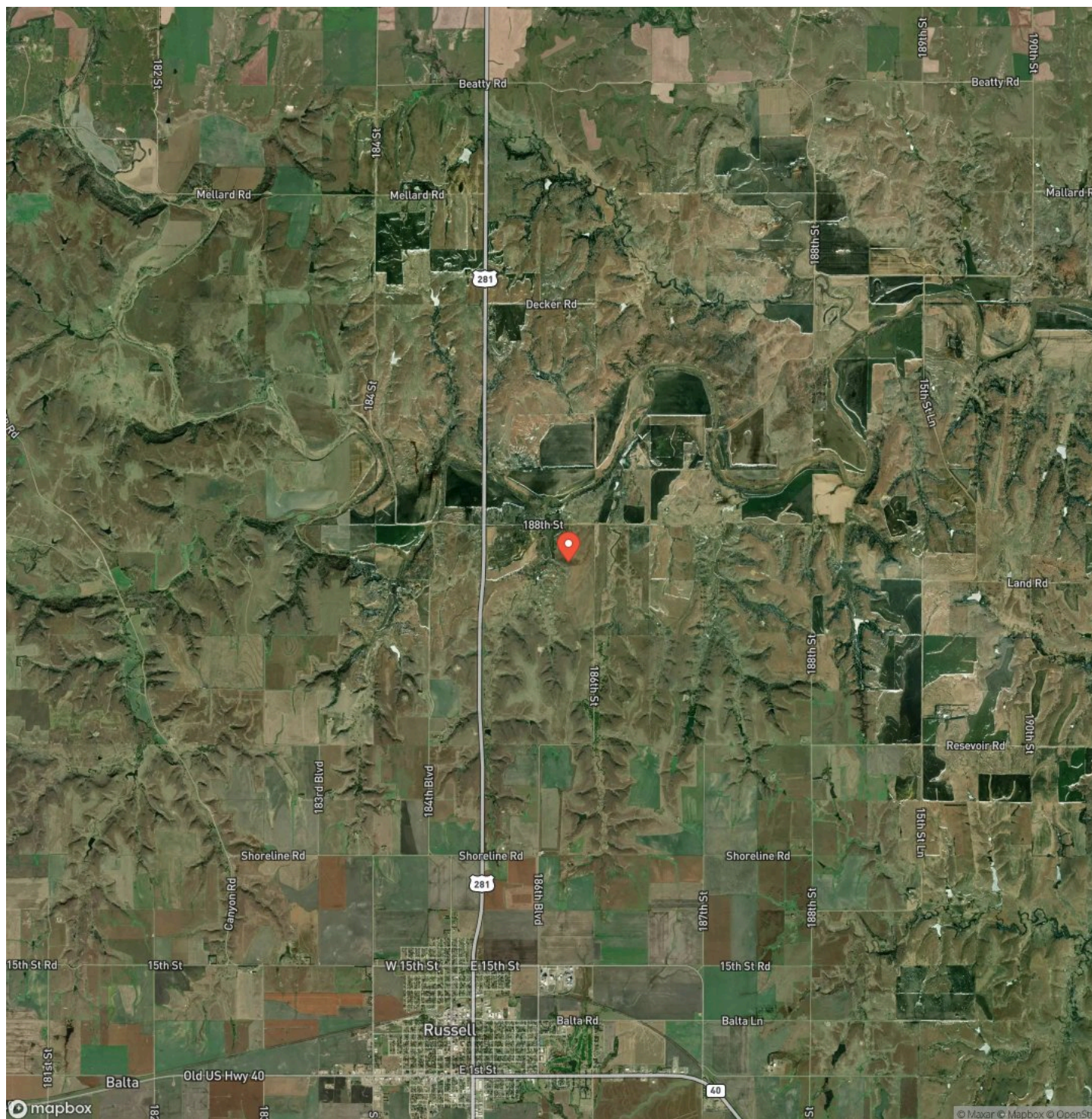
## Locator Map



## Locator Map



## Satellite Map



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

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Mark Morris  
**Mobile**  
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**Email**  
mark@redcedarland.com  
**Address**  
**City / State / Zip**  
Bunker Hill, KS 67626

NOTES

Notes section with multiple horizontal lines for text entry.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**redcedarland.com**

## **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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