

**Saline River Wildlife and Recreation**  
00000 MELLARD RD  
Russell, KS 67665

**\$390,000**  
150± Acres  
Russell County



## Saline River Wildlife and Recreation Russell, KS / Russell County

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### **SUMMARY**

**Address**

00000 MELLARD RD

**City, State Zip**

Russell, KS 67665

**County**

Russell County

**Type**

Farms, Hunting Land, Recreational Land,  
Riverfront, Ranches

**Latitude / Longitude**

39.006608 / -98.94239

**Taxes (Annually)**

347

**Acreage**

150

**Price**

\$390,000

**Property Website**

<https://redcedarland.com/detail/saline-river-wildlife-and-recreation-russell-kansas/27866>



## **PROPERTY DESCRIPTION**

Opportunities to own a section of river ground like this rarely come around. This 150 +/- acres offers a unique combination of two different types of ground. Divided by Mellard Road, the south portion consists of about 100 acres of fenced pasture with pond and the north side consists of about 50 acres of river bottom with thick timber and 10 acres crop land. Both sides offer easy access with gated entrances.

On the south pasture, several deep draws with interspersed cedars, thickets and a few hardwood trees provide cover and travel corridors to and from the river bottom ground. The pasture has adequate fence and pond holds water except for abnormally dry periods.

The north river portion is fenced as well. Many sections of the Saline River valley in Russell County have thin stands of timber and limited cover. That is not the case on this property, it contains some of thicker timber in the area. The north side of the river several open grassy pockets interspersed with Cottonwood trees, creating ideal food plot locations. The 10 acres of tillable ground allow for additional food sources on the property. Commercial alfalfa fields on the neighboring properties to the north and to the west provide another exceptional food source to the whitetail in the area. The current owner has installed a brand new 6x6 insulated blind on a 5 ft tower that will be included with the property. There is also a 2000lb gravity feeder in use that will remain with the property. This property is set up ready to go.

Quail numbers have been steadily increasing in the area and you are likely to find a few pheasants as well. In the winter as ponds begin to freeze over there will usually be a good number of ducks that look for the open water along the river.

Another unique feature of this property is the concrete bridge that spans almost the entire width of the river. The bridge is not complete, as a portion of the northwest end has washed away, but a simple extension could be built to accommodate an ATV/UTV or foot traffic. The ability to walk out onto your own private bridge and go fishing on the Saline River is something that can not be duplicated easily. Here is your chance to make it yours.

**Legal Description: S13 , T12 , R15W , SW1/4, +/- 150 acres**

**Driving directions: from Russell, KS approximately 7 miles north on Highway 281 to Mellard Rd. Then west 5 miles to the property.**

**Surface Rights Only.**



**2021 Taxes: \$347**

**Key Features:**

Brand new 6x6 insulated blind and 2000lb feeder included in sale

Pasture with pond

3/8 mile of Saline River

Private concrete bridge.

Several build sites overlooking river valley

Some of the best whitetail and turkey habitat in the area

10 acres of tillable ground

12 miles NW of Russell KS

5 miles off Highway 281

3.5 hrs to Kansas City

5 hrs to Denver

Shown by appointment only. For more information contact Mark Morris at 785-324-1495 or [mark@redcedarland.com](mailto:mark@redcedarland.com)





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## Locator Maps





## Aerial Maps





**Saline River Wildlife and Recreation**  
**Russell, KS / Russell County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Mark Morris

**Mobile**

(785) 324-1495

**Email**

mark@redcedarland.com

**Address**

2 NE 10 Ave

**City / State / Zip**

St John, KS 67576

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**NOTES**

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## NOTES

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## **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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