

80 +/- acres of Prime Whitetail Hunting in Russell County,
KS
0000 191st St
Bunker Hill, KS 67626

\$280,000
80± Acres
Russell County



80 +/- acres of Prime Whitetail Hunting in Russell County, KS
Bunker Hill, KS / Russell County

SUMMARY

Address

0000 191st St

City, State Zip

Bunker Hill, KS 67626

County

Russell County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.785279 / -98.738564

Taxes (Annually)

540

Acreage

80

Price

\$280,000

Property Website

<https://redcedarland.com/detail/80-acres-of-prime-whitetail-hunting-in-russell-county-ks-russell-kansas/45577/>



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PROPERTY DESCRIPTION

If you are looking for a small farm to hunt big whitetails, you won't find a better one than this. Situated just south of the Smoky Hill River central Kansas, this 80 acre parcel holds all the qualities necessary to produce trophy whitetail year in and year out. This farm provides some of the best cover in the area. Some of the native grasses are shoulder high. With cedars and cottonwoods interspersed, numerous deer beds were spotted when walking the property. The neighboring tillable ground consisting of alfalfa, milo and wheat, provides all the food sources needed and the Smoky Hill River lays less than 200 yards to the north.

With a few improvements, this farm will be set up perfectly to maximize the deer hunting opportunities for a new owner.

Many properties can boast of producing trophy caliber whitetails or being in a trophy area. This property has a verifiable trophy history. Numerous trail cam and harvest pics from the area are available for serious buyers, providing definitive proof that this immediate area has produced true Boone and Crockett caliber whitetails. Contact the listing agent for details.

There is about 30 +/- acres of hay ground on the west end that could be used to generate some income on the ground. The balance, 50+ acres consists of native grass and timber.

The current owners have established a tremendous shelterbelt on the west end along the county road. The two-row cedar shelterbelt is approximately 20 years old and provides an incredible screen along the road, adding extra security for the wildlife. There is also a smaller one established on the east side of the property adjacent to the neighboring property. Both are in excellent condition and will need no maintenance for years to come. Good fence on the east boundary. The fence on the south side is in need of a little maintenance but is mostly intact. Electric power is available at the road.

Legal Description: S35, T14, R13W, S1/2, SW1/4; +/- 80 acres

Hunting Lease currently in effect. Contact Listing Agent for details.

Mineral rights are subject to a previous reservation and will not transfer.

Annual Taxes: \$540

Driving Directions: From I-70 Exit 189, go south on 189/Pioneer Rd, 5 miles to Lincoln Rd. Go east 2 miles to the SW corner of the property.

2 hours to Wichita

3.5 hours to Kansas City

5 hours to Denver

Property is to be viewed by appointment only. For more information or to schedule a showing contact Mark Morris at [785-324-149](tel:785-324-149)

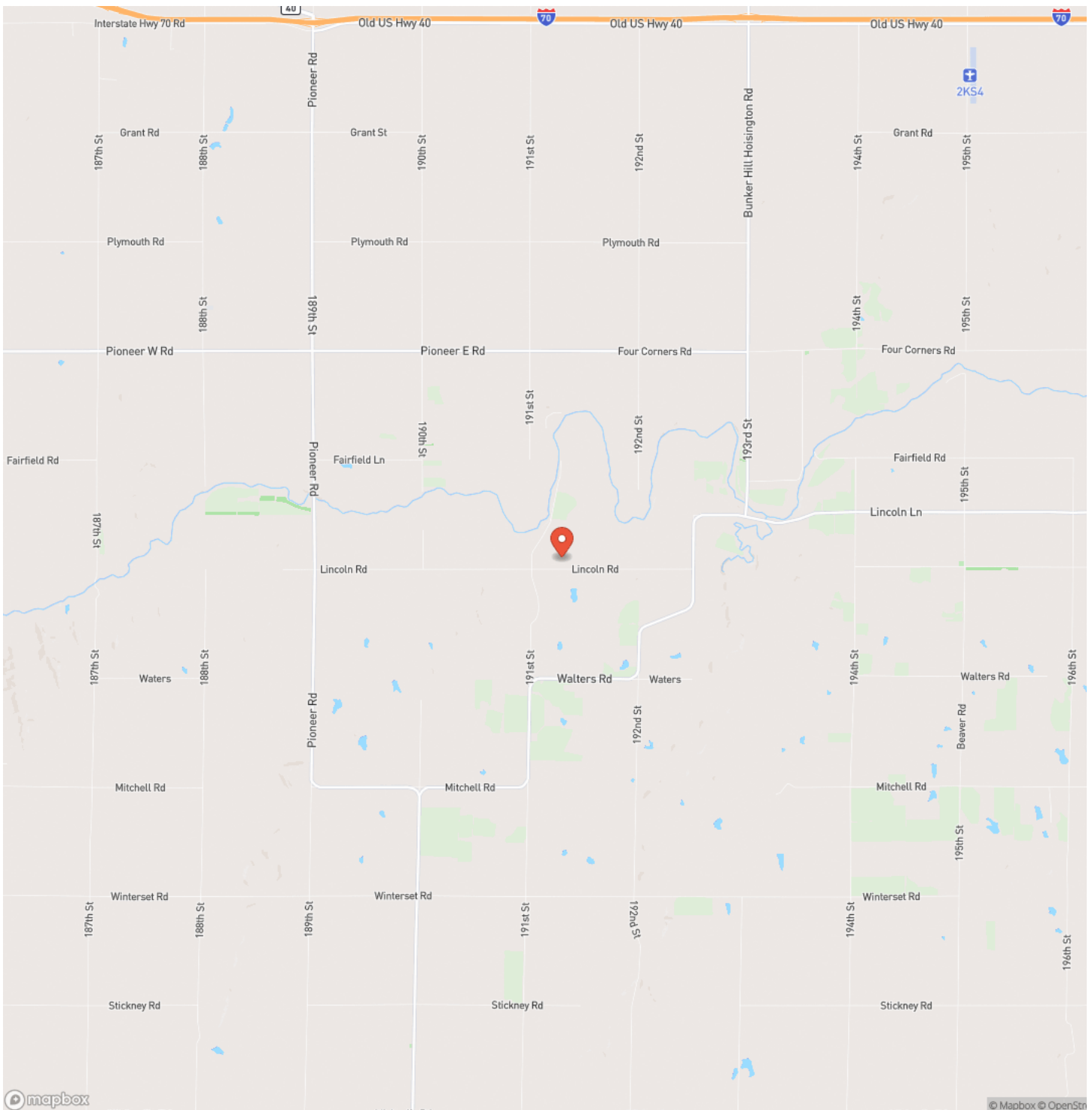


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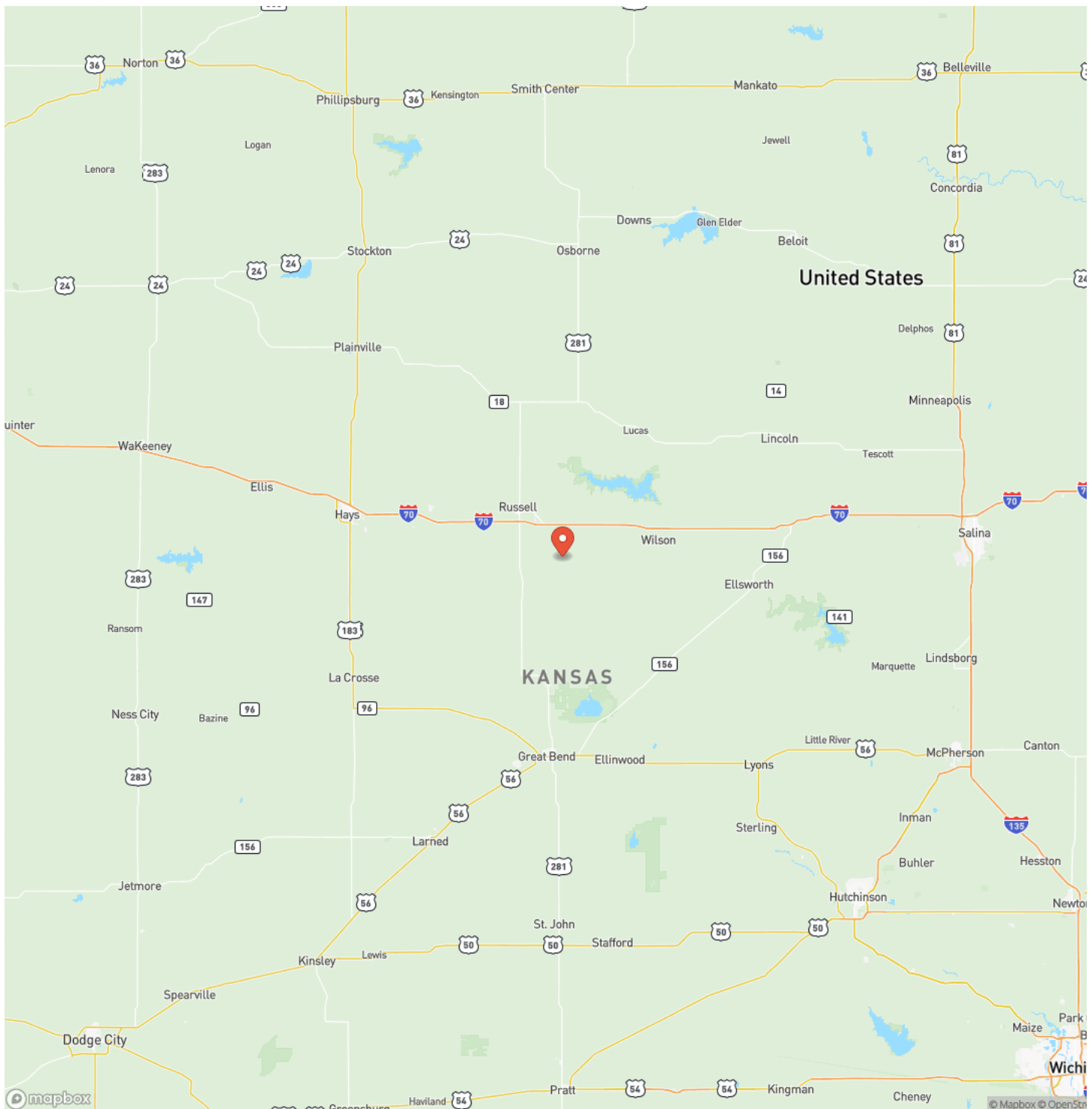
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Locator Map



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Locator Map



MORE INFO ONLINE:

redcedarland.com

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Morris

Mobile

(785) 324-1495

Email

mark@redcedarland.com

Address

City / State / Zip

Bunker Hill, KS 67626

NOTES

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MORE INFO ONLINE:

redcedarland.com

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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 relation 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.



Red Cedar Land Co.
2 NE 10th ave
St John, KS 67576
(620) 546-3746
redcedarland.com

