

77 +/- acre recreational farm & build site in Russell
County, KS
0000 4 Corners Rd.
Bunker Hill, KS 67626

\$296,000
76.900± Acres
Russell County



77 +/- acre recreational farm & build site in Russell County, KS
Bunker Hill, KS / Russell County

SUMMARY

Address

0000 4 Corners Rd.

City, State Zip

Bunker Hill, KS 67626

County

Russell County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.809456 / -98.722923

Taxes (Annually)

267

Acreage

76.900

Price

\$296,000

Property Website

<https://redcedarland.com/detail/77-acre-recreational-farm-build-site-in-russell-county-ks-russell-kansas/50500/>



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Bunker Hill, KS / Russell County

PROPERTY DESCRIPTION

This 77 +/- acre property offers so much potential for the buyer. This farm really does have potential to be developed in many different areas. For the the deer hunter, this property is perfectly situated in a travel corridor. Sitting just 400 yards off a northern bend of the Smoky Hill River this farm is positioned in the middle between the thick timber and cover of the river corridor and the ag fields to the north. On a recent tour of the property there was really good deer sign throughout the farm. With small improvements this farm would easily attract and hold more deer than it already does. Additionally, a number of Rio Grande turkeys will frequently move thru the property.

Perhaps the best attribute of this farm are the natural springs that have developed in the low lying areas of the former sand pits spread throughout the property. Many small areas are currently holding water, creating shallow water holes, but the best springs are flowing on the southern end of the property. A small dam where the spring flow converges would create a shallow wetland that would be prime duck habitat. With a little more excavation a buyer could create a 1-2 acre pond surrounded by timber. The neighboring property has existing spring fed sand pit ponds and routinely has good numbers of ducks. This farm should be even better when developed.

With power onsite as well as paved road frontage this property would make an excellent location to build a weekend cabin or full time home. There is also a water well on the property that was recently tested and is suitable for domestic use. Situated just 3 miles south of Bunker Hill, KS this farm is only 10 minutes from Wilson Lake.

A small metal shed with concrete floor is situated right by the pond area and would be perfect for storing hunting equipment. There is also an open sided storage shed in the SW corner of the property that could be utilized to store additional equipment out of the weather.

What mineral rights are held by seller will transfer to buyer.

Driving Directions: from Bunker Hill, KS, 3 miles south to 4 Corners Rd, then 1 mile west to 192nd St, the NW corner of the property.

Legal Description: W 1/2, NW 1/4, S25, T14, R13W

2023 Taxes: \$267

Property Features:

Live spring water

Sand pit ponds

Lowland bottoms, perfect for duck habitat

Good fence

Mature cottonwood timber



Water well and electric on site

Paved road access

Small shed with concrete floor

10 minutes from Wilson Lake

2.25 hrs to Wichita

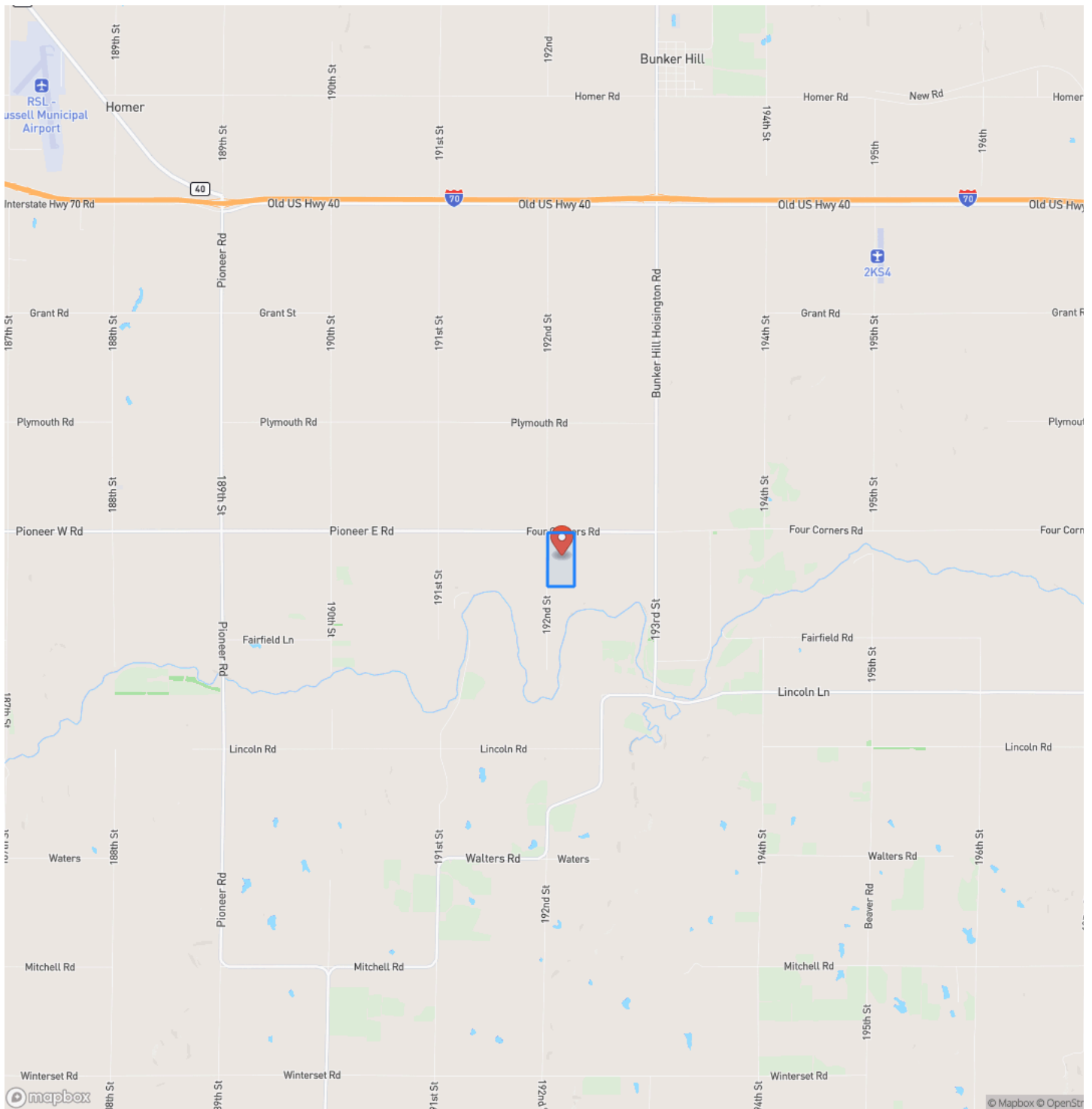


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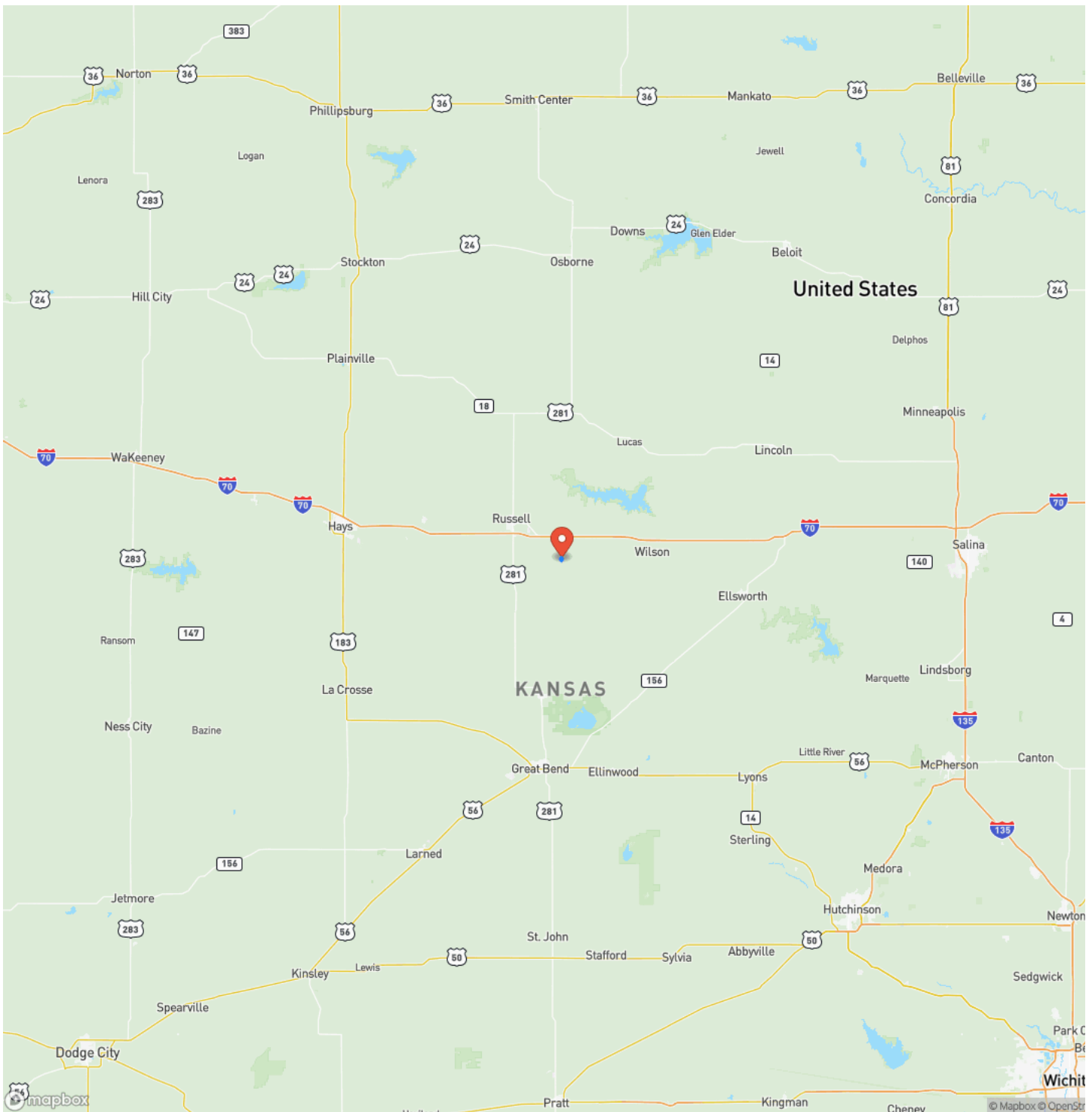


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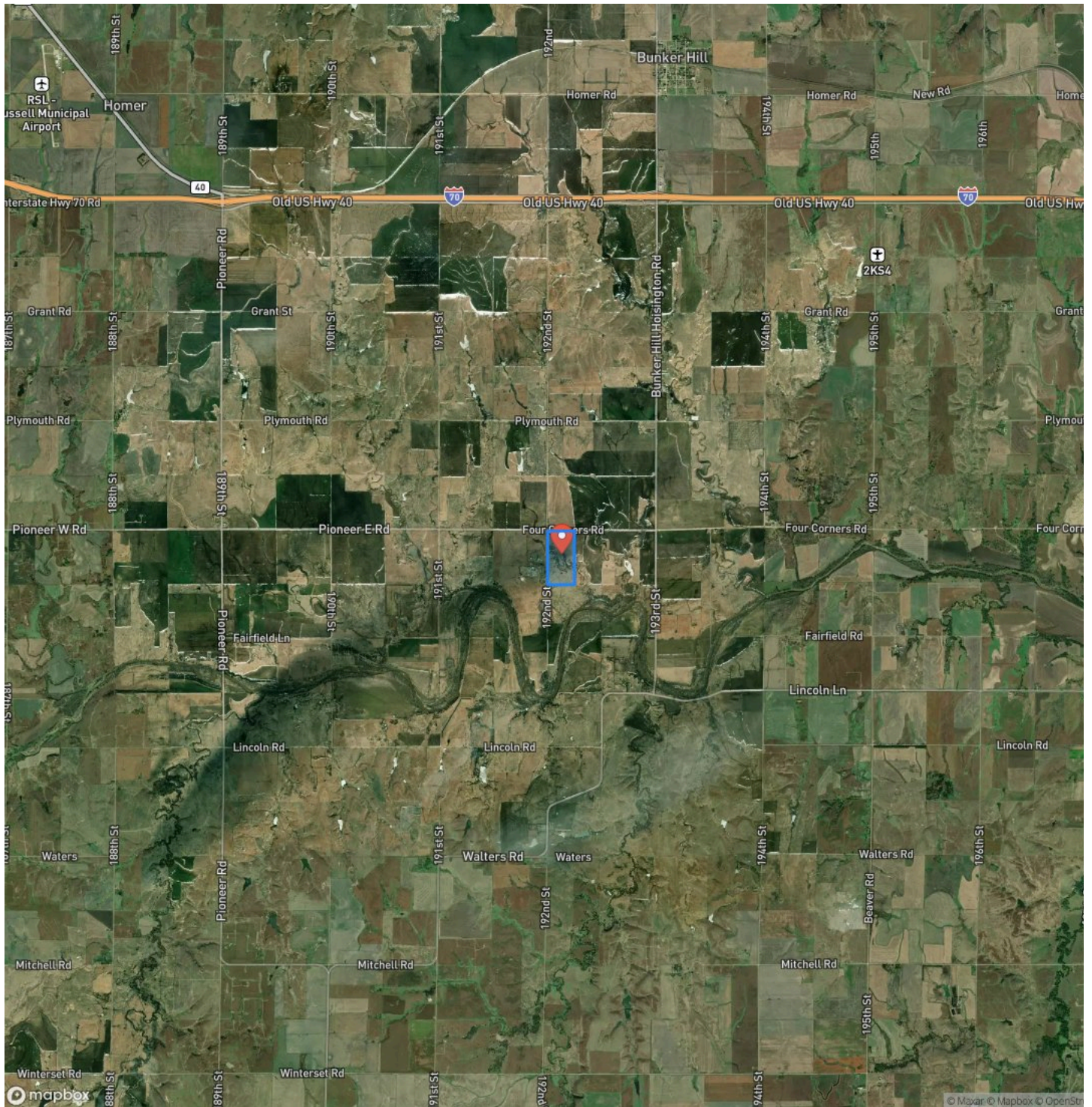
Locator Map



Locator Map



Satellite Map



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Bunker Hill, KS / Russell County

LISTING REPRESENTATIVE
For more information contact:



Representative
Mark Morris
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Email
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Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



redcedarland.com

DISCLAIMERS

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