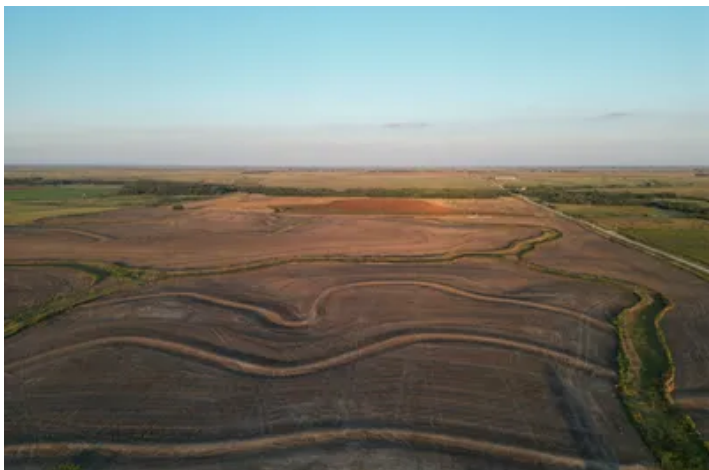


Tillable Quarter Section in Southern Russell County, KS
0000 Michaelis Rd
Russell, KS 67665

\$395,000
158± Acres
Russell County



Tillable Quarter Section in Southern Russell County, KS Russell, KS / Russell County

SUMMARY

Address

0000 Michaelis Rd

City, State Zip

Russell, KS 67665

County

Russell County

Type

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

Latitude / Longitude

38.713668 / -98.815019

Acreage

158

Price

\$395,000

Property Website

<https://redcedarland.com/detail/tillable-quarter-section-in-southern-russell-county-ks-russell-kansas/89706/>



Tillable Quarter Section in Southern Russell County, KS Russell, KS / Russell County

PROPERTY DESCRIPTION

Tillable Quarter Section in Southern Russell County

Legal Description: S30, T15, R13W, SW1/4 LESS BEG 40'N & 35'E SWC TH N180' E150' S180' W150' TO POB LESS R/W

Property Description: This 158 acre tract of quality tillable soils and has open tenancy, ready for a new owner to take over right away. Located just 1.5 miles east of Highway 281, on a paved road, this farm is easy to access and features Class II and Class III soils.

This quarter has recently been sprayed is ready to go, with a little work will be ready for fall planting. It holds approximately 142 +/- acres of tillable acres, with the balance being waterways.

Driving Directions: From Russell, KS and I-70, 10.5 miles south to Michaelis Rd. Then 1.5 east to the SW corner of the property.

Mineral Rights: Seller to convey surface rights only.

Tenants Rights: Tenancy has been vacated. Buyer to assume immediate possession on all acres.

2024 Property Taxes: \$1745.70

Property Features:

Open tenancy-immediate possession

Ready for fall planting

Great access - access on two sides, less than 2 miles from Highway 281, on paved road.

Class II Harney Silt Loam and Class III Nuckolls Silt Loam Soils, w/ 3 to 7% slopes.

12 miles to Russell, KS

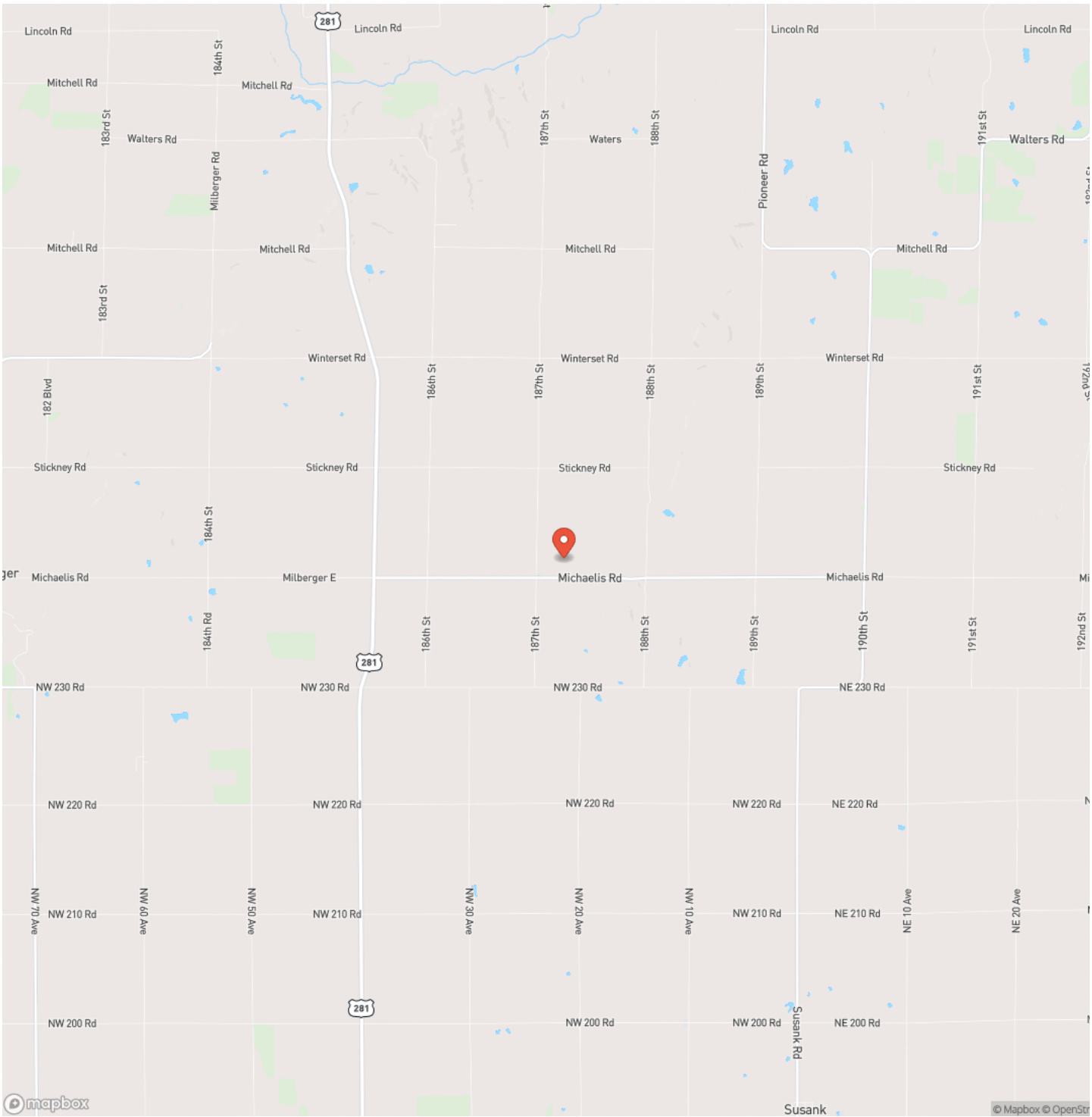
17 miles to Hoisington, KS



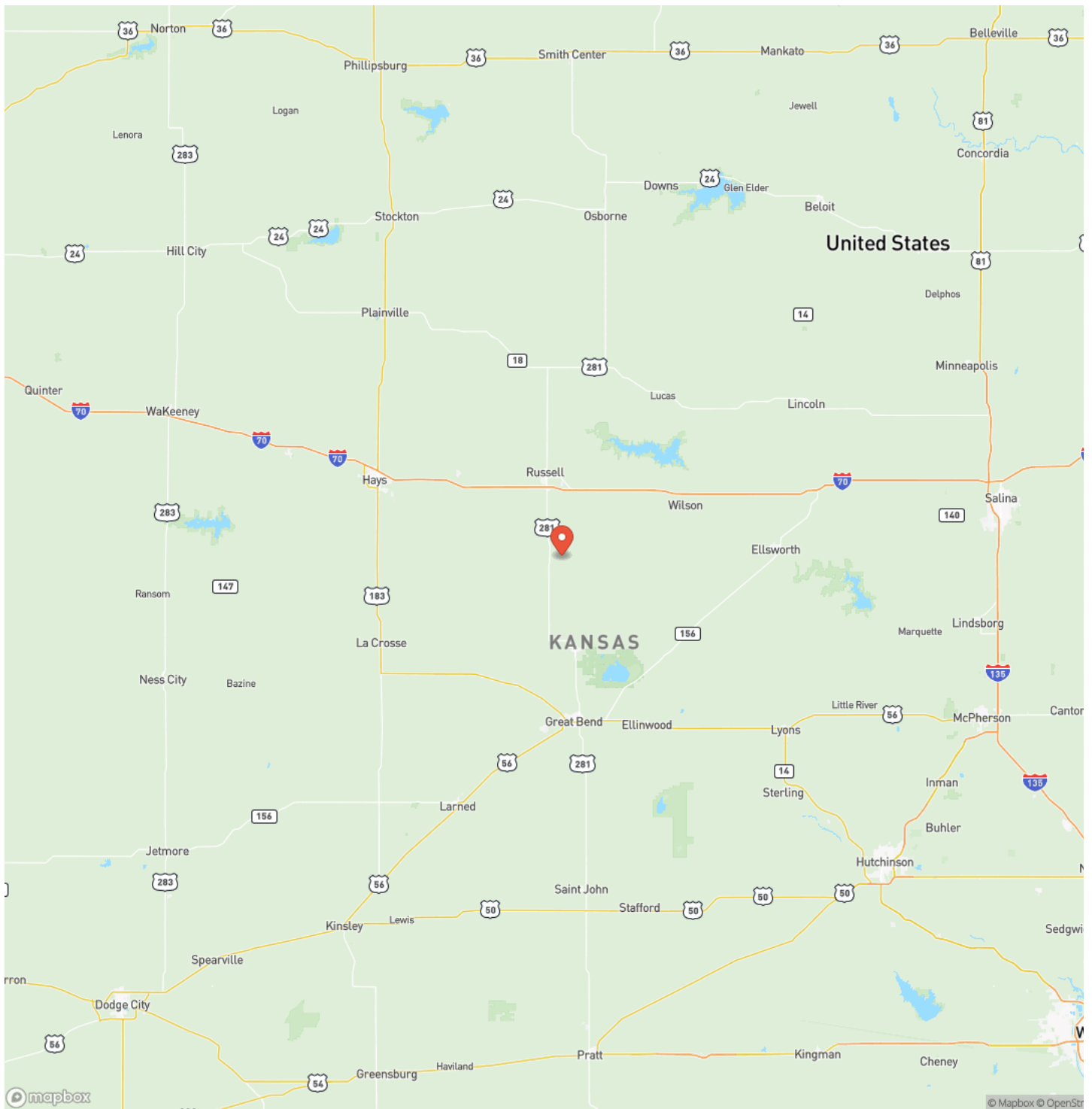
Tillable Quarter Section in Southern Russell County, KS
Russell, KS / Russell County



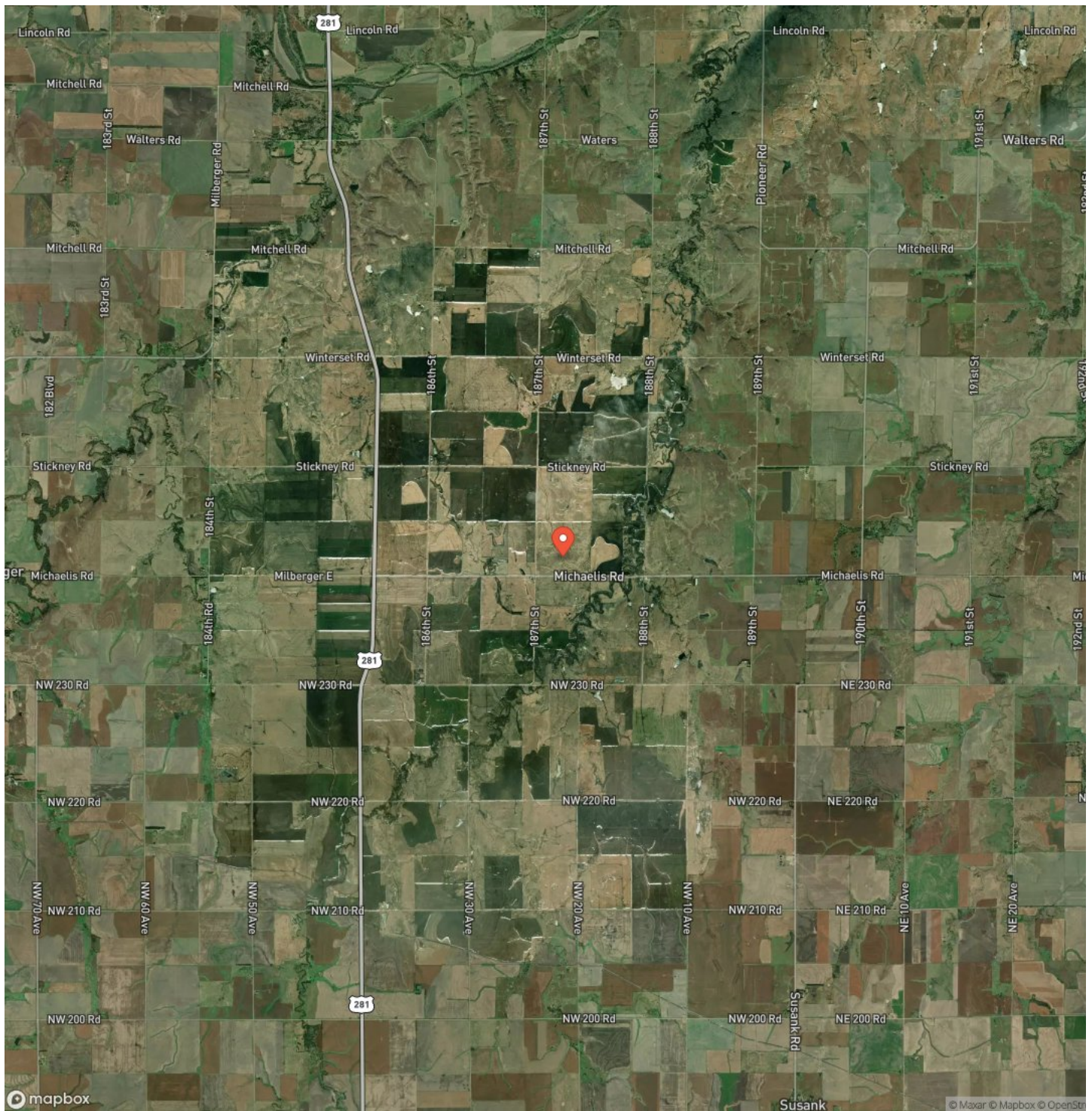
Locator Map



Locator Map



Satellite Map



Tillable Quarter Section in Southern 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

[illegible]

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

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.



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

