

**80+/- Acres with CRP and Pond in Russell
County, KS**
0000 Mitchell Rd
Dorrance, KS 67626

\$110,000
80 +/- acres
Russell County



80+/- Acres with CRP and Pond in Russell County, KS Dorrance, KS / Russell County

SUMMARY

Address

0000 Mitchell Rd

City, State Zip

Dorrance, KS 67626

County

Russell County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.754178 / -98.745811

Taxes (Annually)

439

Acreage

80

Price

\$110,000

Property Website

<https://redcedarland.com/detail/80-acres-with-crp-and-pond-in-russell-county-ks-russell-kansas/12381/>



80+/- Acres with CRP and Pond in Russell County, KS Dorrance, KS / Russell County

PROPERTY DESCRIPTION

This 80 +/- acres in Russell County, KS has something to offer just about any sportsman. The established CRP and surrounding grass holds a good number of pheasant and quail. There is also better than expected deer sign on this tract. Late in the year there are usually a handful of ducks on the pond in the south east corner. The pond is fed by a wide draw that runs west the entire length of the southern edge of the property. This draw is full of reeds, growing from the wet bottoms of the draw. These provide excellent cover for upland game and deer will often bed up in them as well.

This tract would also make good building site, with blacktop frontage and power right at the road. Good views of the pond to the south east from the middle of the property.

30 acres of CRP expiring in 2026. Sellers share (50%) will transfer to buyer, approximately \$920 annually. The balance of the acreage is currently hayed annually. This tract has good soil types with about 25% being Harney Silt Loam.

Property Features:

Good all weather road frontage. Blacktop road runs the entire north side of property.

Excellent upland bird habitat. Consistent water and cover, with food provided in adjacent ag fields every year.

All mineral rights held by seller will transfer to buyer.

2020 Taxes: \$439

Legal Description: N 1/2, NE 1/4, S15, T15, R13W

Driving Directions: From Bunker Hill, KS, south 3 miles on 193rd to Lincoln Lane, west 1/2 mile to 193rd BLVD, south 1.5 miles to Walters Rd, West 2 miles to 191st, South 1 mile to Mitchell Rd to the NE corner of property.

CONTACT: Agent Mark Morris 785-324-1495 or mark@redcedarland.com

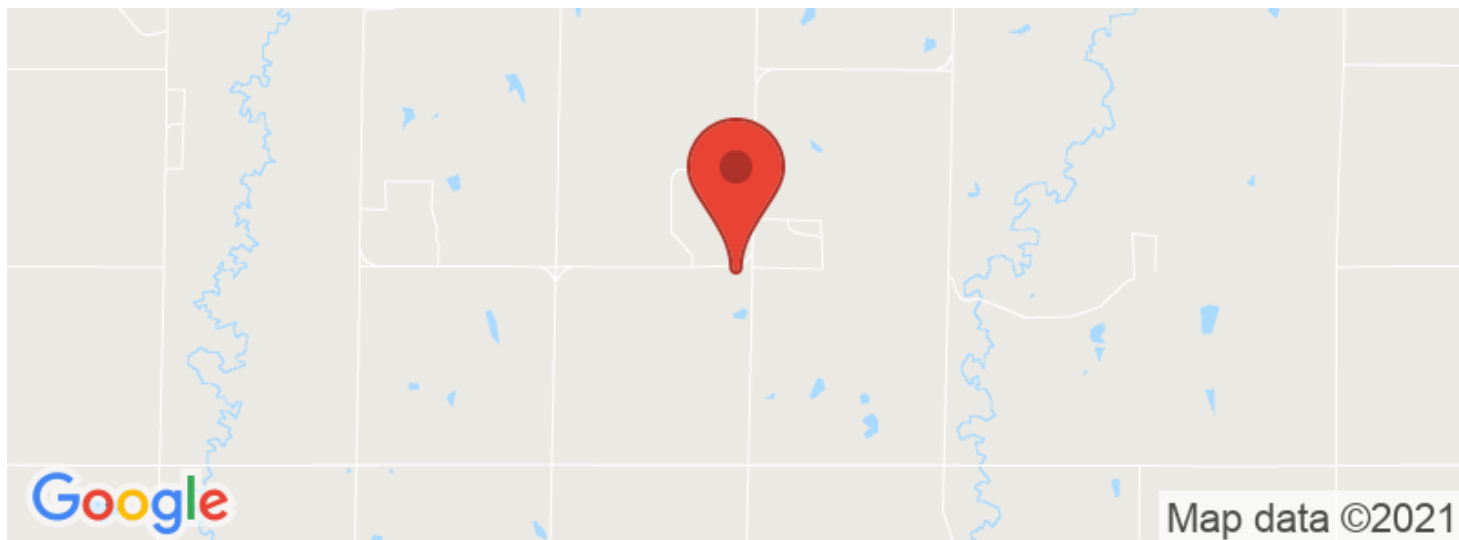




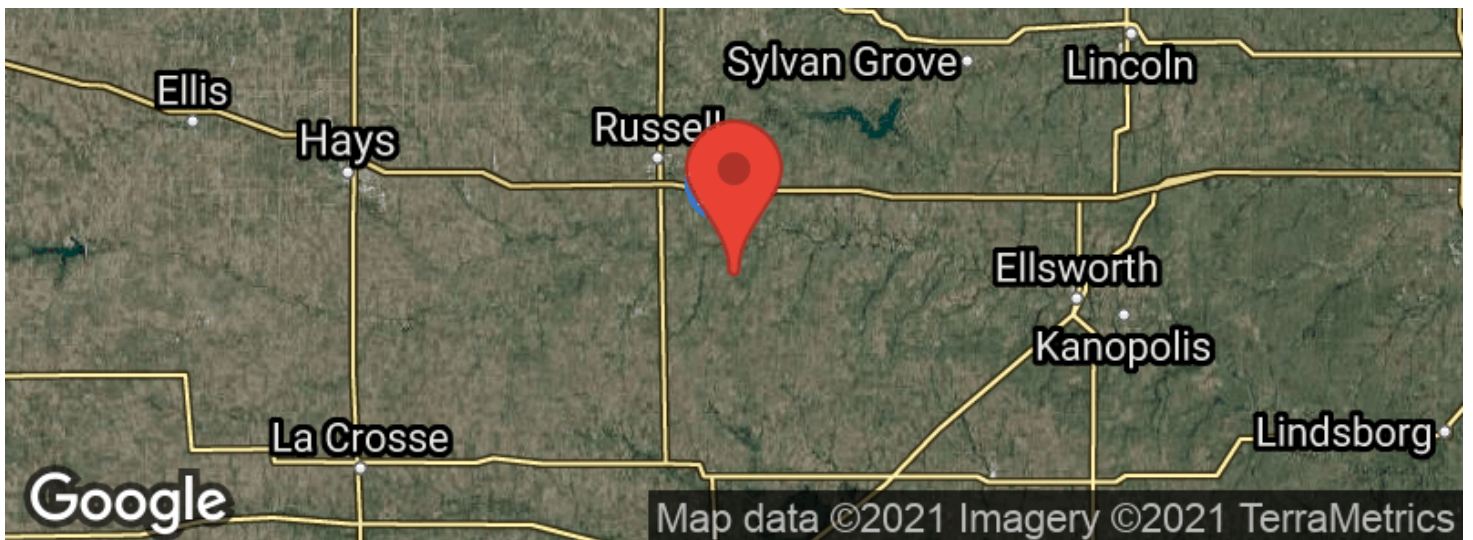
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Dorrance, KS / Russell County



Locator Maps



Aerial Maps



80+/- Acres with CRP and Pond in Russell County, KS
Dorrance, KS / Russell County

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

NOTES



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



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 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
St john, KS 67576
(620) 546-3746
www.redcedarland.com

