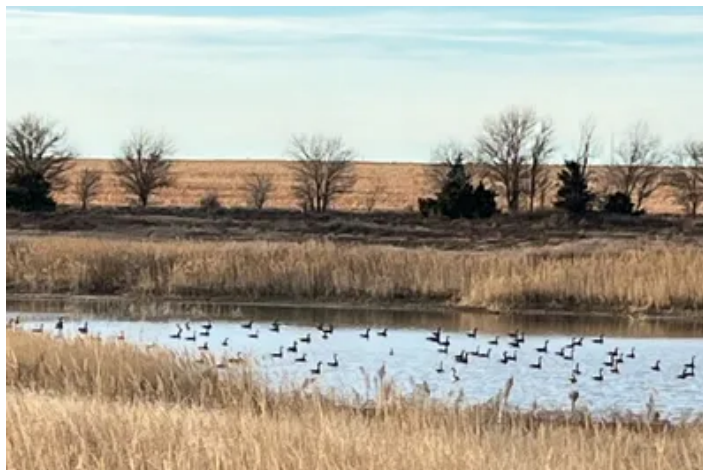
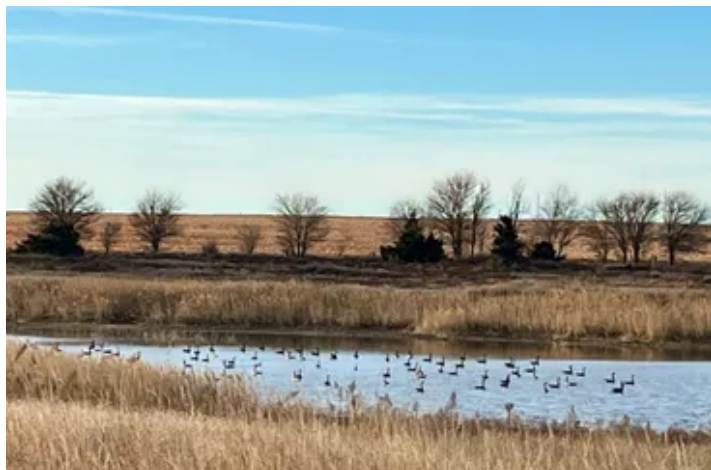


"Do It All" Hunting Farm in Barton County, KS
0000 NW 70th Ave
Russell, KS 67665

\$565,500
174± Acres
Barton County



"Do It All" Hunting Farm in Barton County, KS
Russell, KS / Barton County

SUMMARY

Address

0000 NW 70th Ave

City, State Zip

Russell, KS 67665

County

Barton County

Type

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

Latitude / Longitude

38.692429 / -98.899876

Acreage

174

Price

\$565,500

Property Website

<https://redcedarland.com/detail/do-it-all-hunting-farm-in-barton-county-ks-barton-kansas/95400/>



"Do It All" Hunting Farm in Barton County, KS Russell, KS / Barton County

PROPERTY DESCRIPTION

This recreational farm truly can "Do It All". The seller has set this farm up to maximize all the potential it has to be a haven for all types of wildlife.

Upland Birds: Multiple shelterbelts were established over 8 years ago to begin to improve the cover and habitat of this property. The 76 +/- acres of tillable ground features some class II soils and are rotated annually providing a continuous food source for upland birds. Buffer strips along the shelterbelts adjacent to the tillable acres maximize the bird hunting. Great numbers of pheasant and quail are routinely harvested on this property.

Waterfowl: Two ponds on the property routinely have excellent numbers of geese and ducks. The owner has strictly controlled access to the hunting over the years, especially the waterfowl. There has been very little intrusion into this property over the years, leaving the waterfowl undisturbed.

Whitetail: The owner has set up food plots in the heart of the property surrounded by shelter belts. This allows easy access in and out of the permanent hunting blind that will remain with the property. This farm sets just a half mile SE of Landon Creek and pulls good number of deer from the area. Anyone who has hunted the western half of Kansas knows that it doesn't take big timber to hold deer. This farm showcases that. Permanent blind and deer feeder to remain with property.

Fishing: The large pond has been stocked with bass, bluegill and catfish. There is a pontoon boat, that serves as a dock that will remain with the property.

Dove: The west pond is set up perfectly for dove hunting in the early fall. The owner reports harvesting big numbers of dove from that pond each year.

The property features a 50' x 100' metal frame shed. There is a large overhead door on the west side and double sliding doors on the east end. With the current dirt floor, it would easy convert a portion of the shed to living space. The shed entrance features a large section of new fence and new gates.

The seller has also an established RV pad with electric service ran underground. The 5th wheel (1996 Newmar Kountry Star) camper will remain with the property. Additionally, the property has an established rural water meter. These meters are becoming increasingly hard to get as rural water districts continue to limit development as water sources become harder to access.

The tillable acres are under an annual cash rent agreement paying \$3,375/year.

Legal Description: NW 1/4, S05, T16, R14W, Less R/W; +/- 174 acres

Driving Directions: From Russell, KS/I-70 interchange, 11.5 miles south on Highway 281 to Barton/Russell County line (NW 230 Rd), then 3 miles west to the NW corner of the property.

2025 Taxes: \$1364

Mineral Rights: Seller to convey surface rights only.

Key Features:

Two ponds - bigger pond is continually covered with geese and ducks. Stationary pontoon boat used as dock - remains with property.

Bigger Pond - Stocked with bluegill, catfish and bass



Smaller pond - excellent dove hunting in the fall

Multiple shelterbelts established 8-10 years ago, with grassland buffers

Excellent upland bird habitat

Food plot for deer

Hunting blind and feeder to remain with property

26+/- acres of expired CRP

76 +/- tillable acres (\$3,375 cash rent annually)

62 +/- acres pasture

50' x 100' metal frame shed with dirt floor

Rural water meter

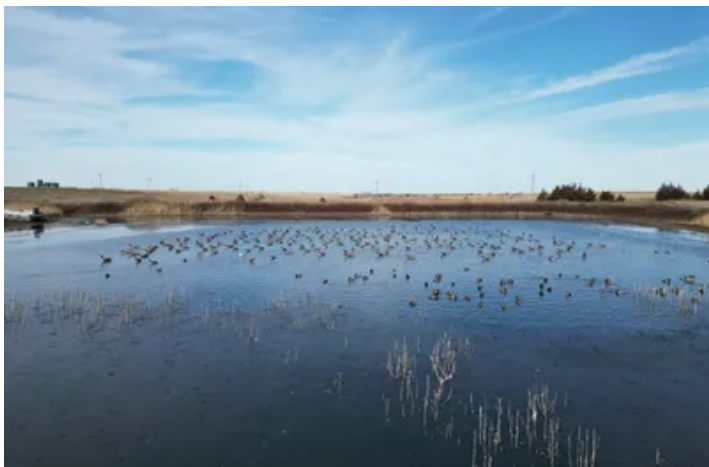
Underground electric ran to camp site - gooseneck camper to remain with property

New gates and fencing around shed

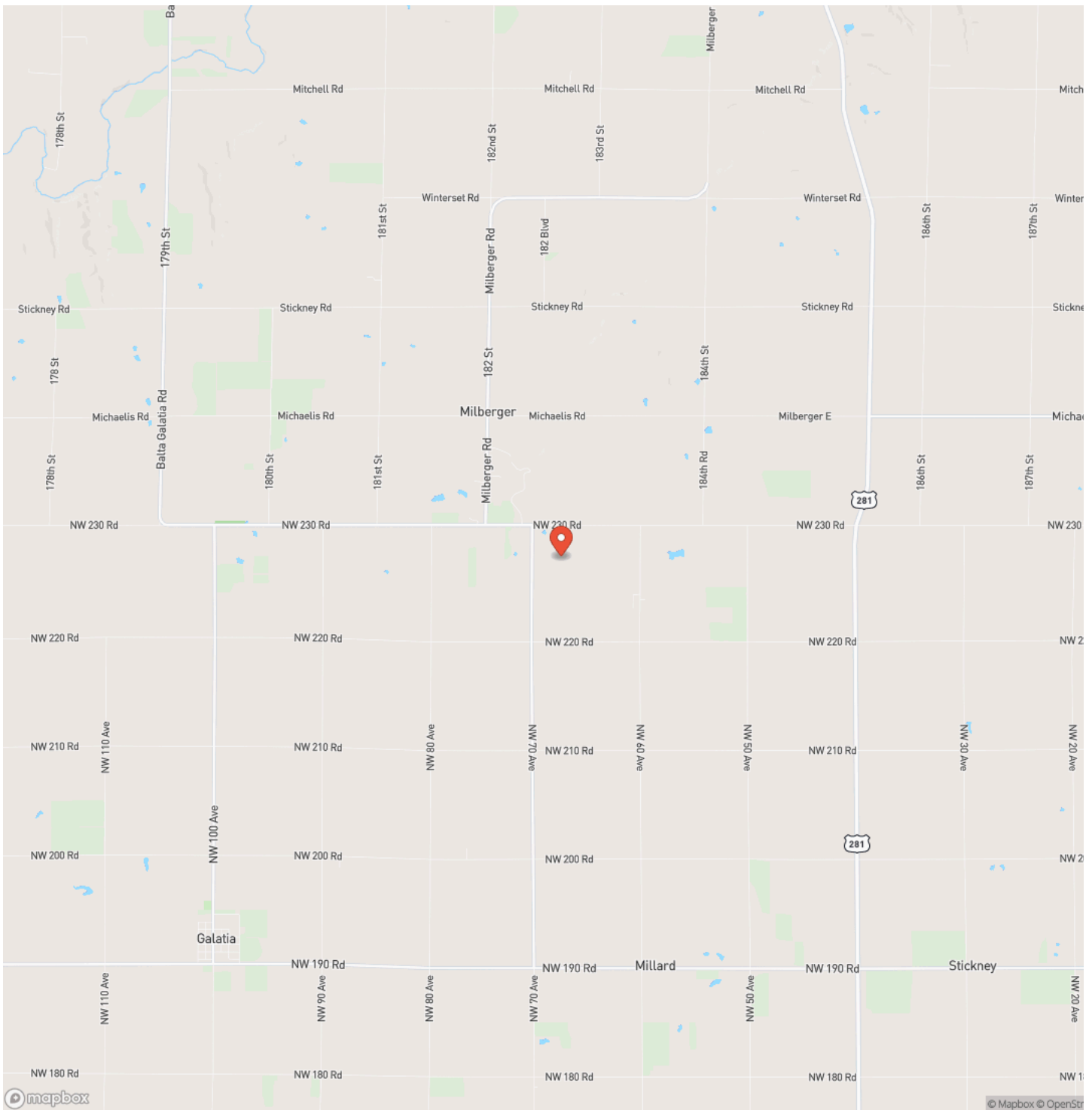
Blacktop access



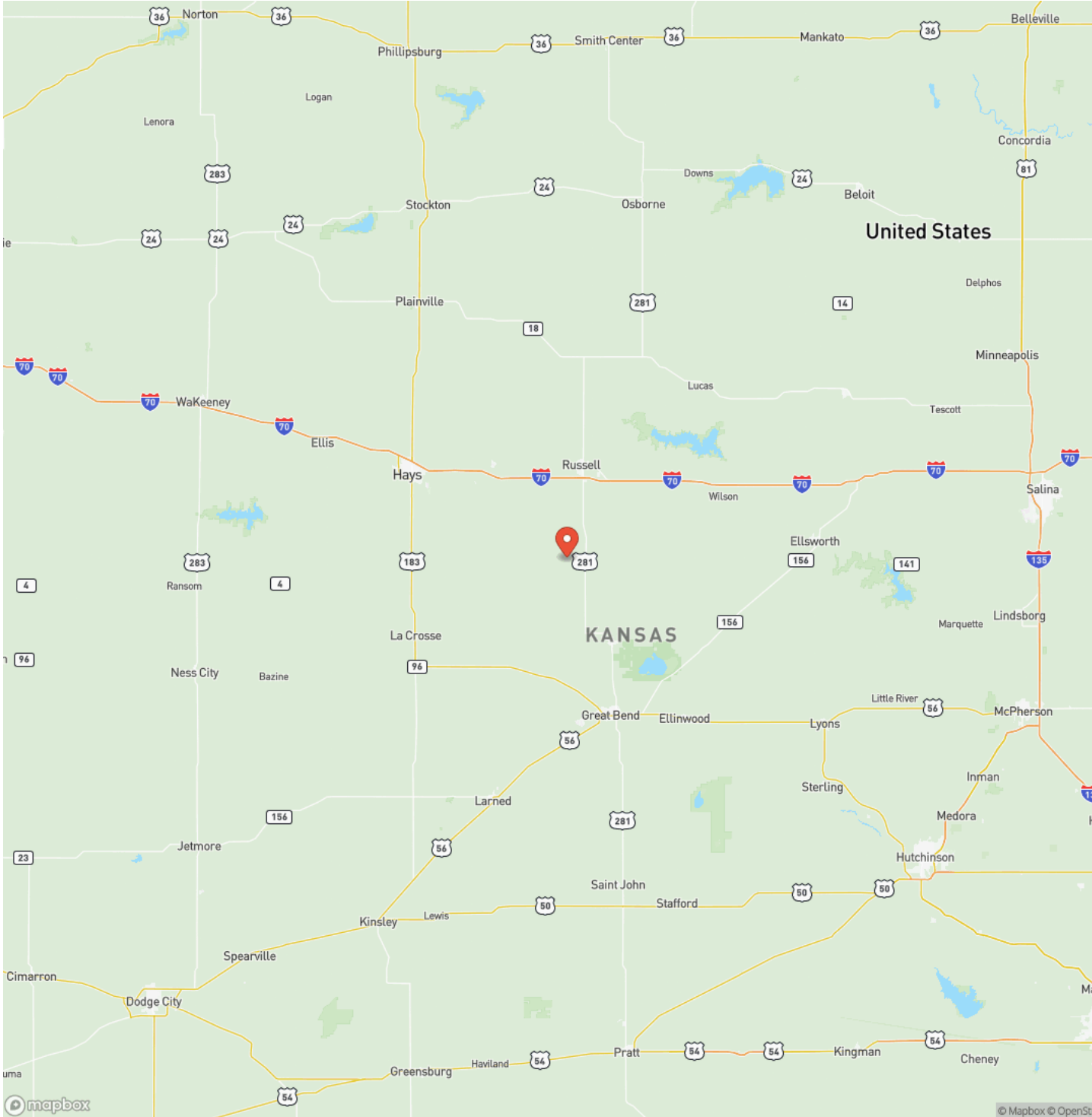
"Do It All" Hunting Farm in Barton County, KS
Russell, KS / Barton County



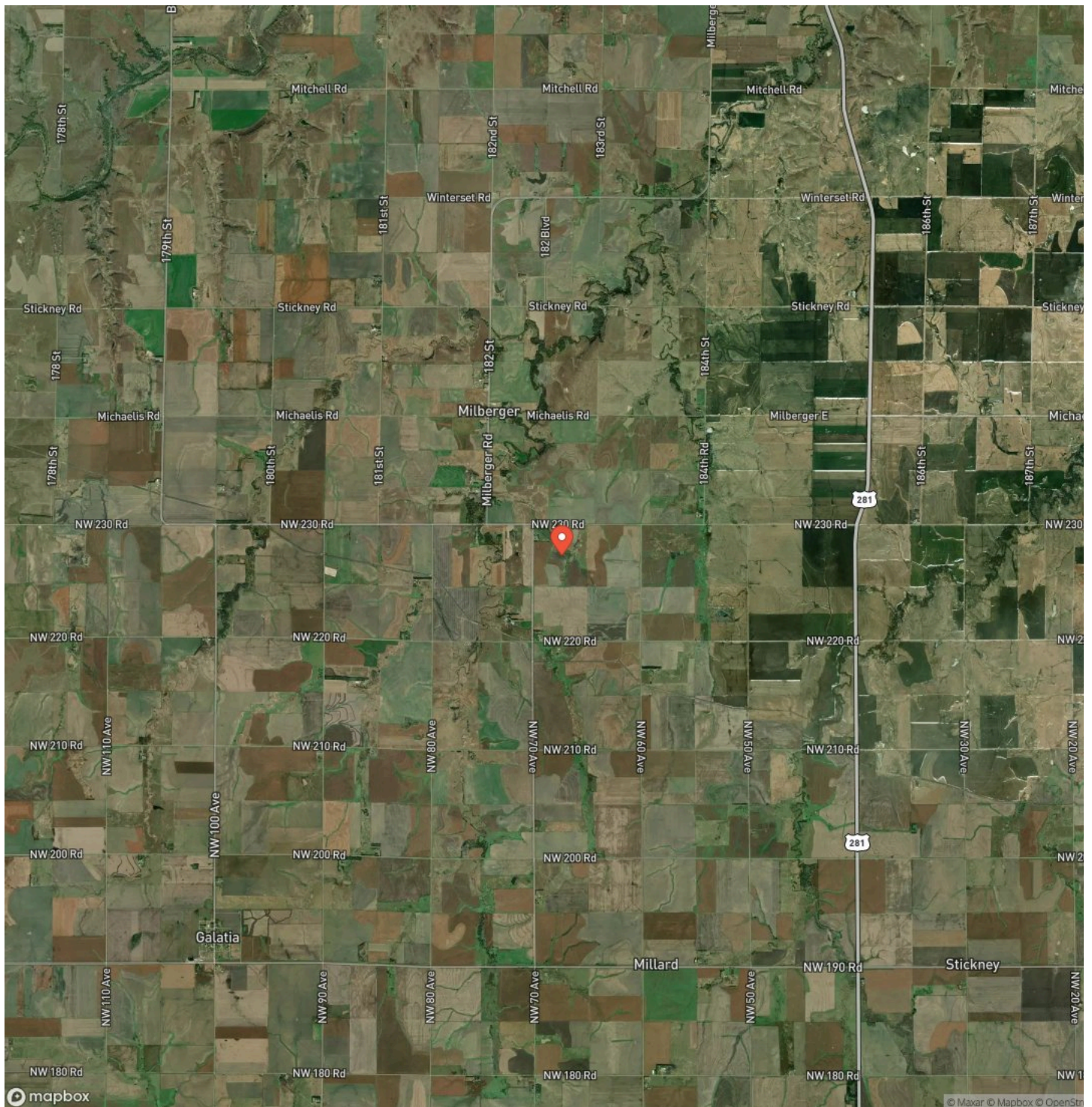
Locator Map



Locator Map



Satellite Map



"Do It All" Hunting Farm in Barton County, KS
Russell, KS / Barton County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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redcedarland.com

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