

An aerial photograph of a vast agricultural landscape. The top portion of the image is covered by a semi-transparent green rectangular overlay. Below this overlay, the landscape consists of various colored fields: vibrant green, dark brown, and golden-brown. A prominent feature is a large, rectangular field of golden-brown crops, likely corn, which is densely packed with rows of plants. To the left of this field is a darker, more textured area, possibly a different crop or a field in a different stage of growth. In the bottom right corner, a dirt road or path runs diagonally across the frame. The overall scene is a typical representation of a rural, agricultural area.

# Russell County Cropland & CRP

77.80 Acres

Russell County, KS

\$208,000

HAYDEN  OUTDOORS.



# Russell County Cropland & CRP

TOTAL ACRES:

77.80

PRICE:

\$208,000

COUNTY:

Russell County

CLOSEST TOWN:

Russell, KS

## Activities & Amenities:

Farm/Crops/Ag  
Hunting - Predator/Varmint  
Hunting - Upland Birds  
Hunting - Big Game  
Hunting - Small Game  
Mineral Rights

## Land Details:

Address: 00000 Mitchel Rd.,  
Russell, Kansas 67665, USA  
Closest Town: Russell  
Total Acres: 77.80  
Zoning: Agricultural  
Mineral Rights: Yes  
Estimated Taxes: \$745.56 - 2022  
Source of lot size: Assessor/Tax Data

## Property Summary

Property Location: Located in Russell County along Mitchell Road, just a 1/4 mile east of 181st Street blacktop, 3.5 miles west of Highway 281, and about 9 miles south of Russell, KS.

Legal Description: S18, T15, R14W, ACRES 77.8, E1/2 NW1/4 LESS R/W

## Land

This +/- 77.8 acre property is a versatile piece of land with a history of milo and wheat crops. Approximately 52 acres of Class II tillable soils offer promising agricultural potential, generating a yearly cash rent of \$2,860 or \$55 per acre. Additionally, 15.72 acres are currently enrolled in the Conservation Reserve Program (CRP) through September 2027, providing an annual payment of \$844.00.

The remaining acres feature native grasses and a waterway area in the southwestern corner, creating an ideal habitat and bedding area for local wildlife, including White-tailed Deer, pheasants, and quail. With nearby food sources, CRP grasses, and the waterway area, this property offers a perfect blend for the local Kansas wildlife.

With convenient access bordered by a county road on the northern property line, the land is easily accessible, with blacktop and electric lines just a quarter mile away. This property also presents an excellent country build site location.







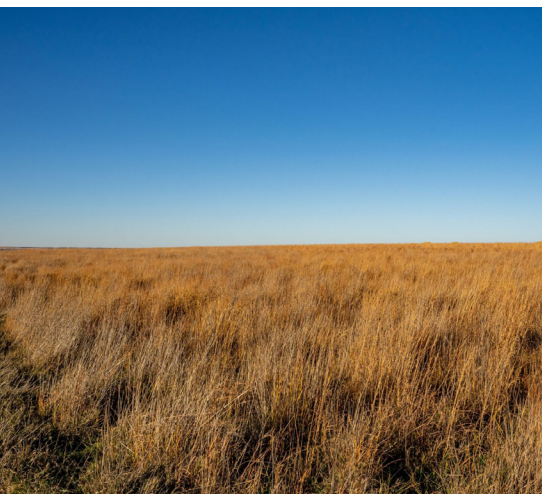
Located approximately 9 miles south of Russell, KS, this property combines agricultural income potential with diverse wildlife habitat, making it an appealing investment for both nature enthusiasts and those seeking that perfect country build site. Whether you're looking to expand your agricultural portfolio or immerse yourself in local wildlife, this property offers a unique opportunity to do both!

### Property Features:

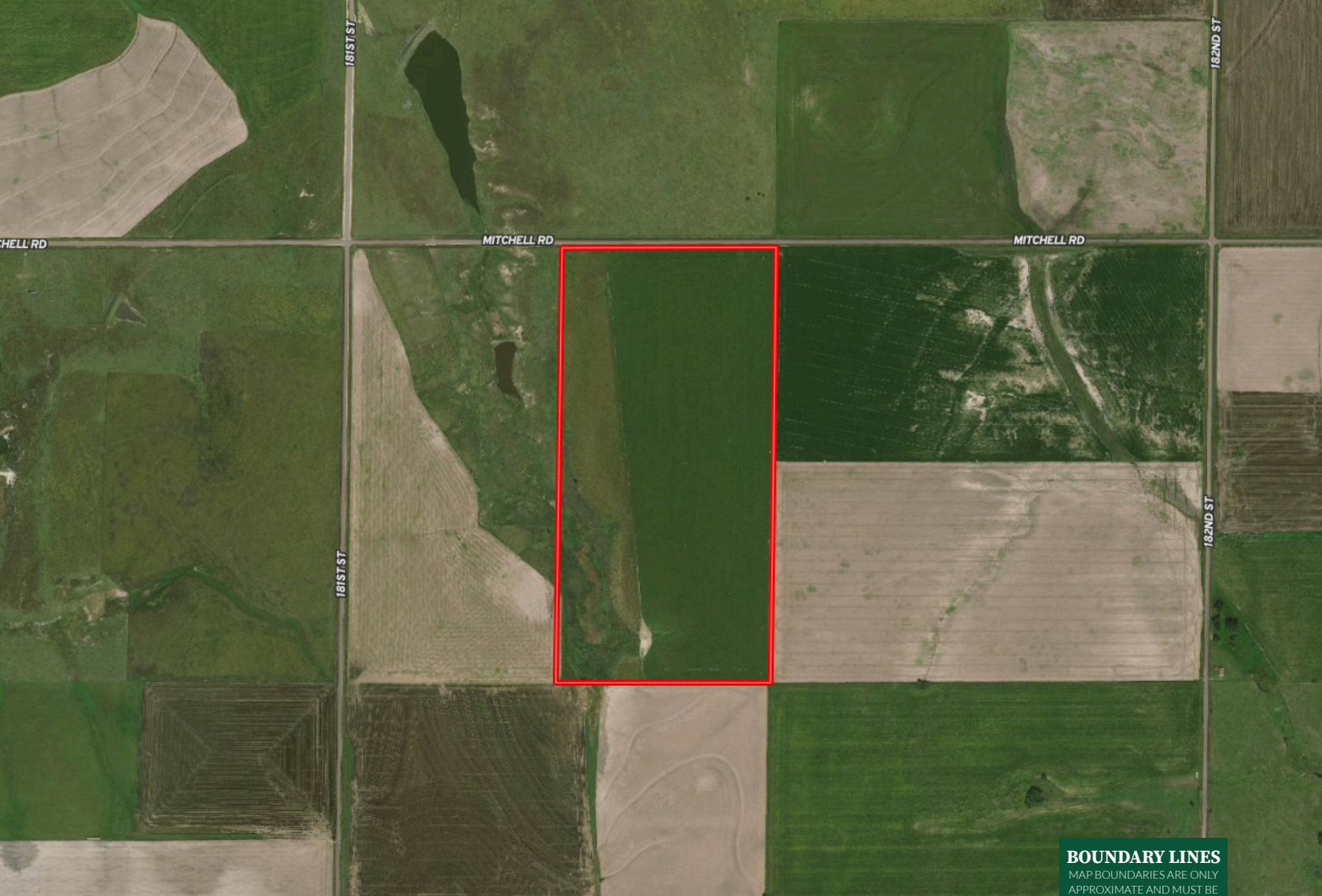
- Seller's Mineral Rights shall convey
- County access road
- 2022 Approximate Real Estate Taxes: \$745.56
- 2023 cash rent payment of \$2,860.00
- Annual CRP payment of \$844.00
- 9 miles south of the nearest town, Russell, Kansas/I-70
- 5 hours from Denver, CO
- 3 hours from Kansas City, MO
- Blacktop/Electricity is 1/4 mile away
- Highway 96 is only 2 miles south
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, & Predators

Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*)

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

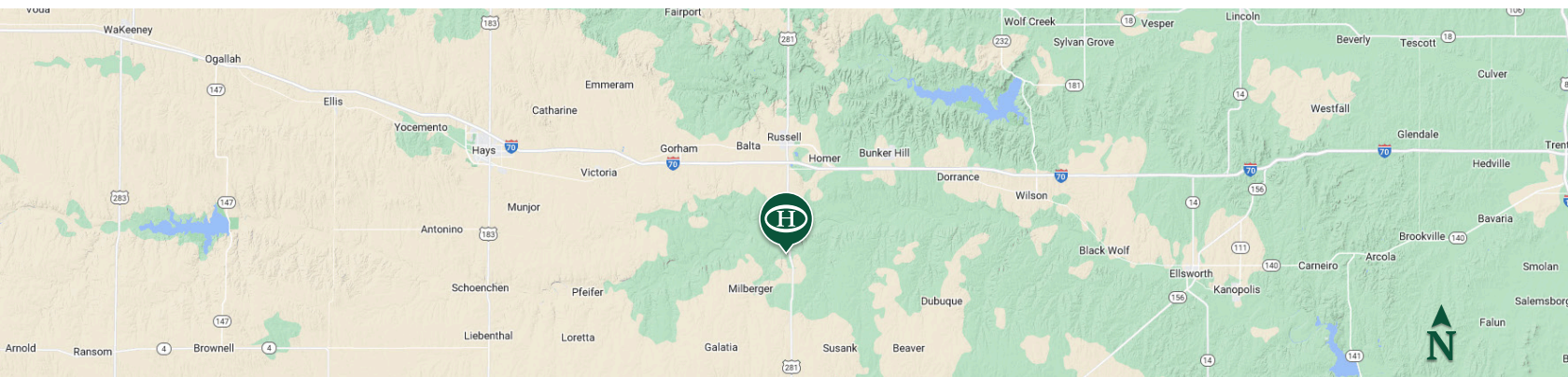






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



**Connor Williams**

- 📍 Salesperson, Licensed in KS & MO
- ✉️ Connor@HaydenOutdoors.com
- 📞 620.617.6300

  
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