

LAND AUCTION



156 AC± | 1 TRACT | RUSSELL CO, KS

AUCTION: ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/3/24

AUCTION TIME: BIDDING ENDS AT 4 PM CT

TURNKEY HUNTING TRACT NEAR SMOKY RIVER

Offering a chance to own a great hunting tract in a big buck area, set up and ready to go. This piece comes with two box blinds, two feeders and a camper to stay in. There are many food plots that draw deer from all over, but these are not accounted for in the 41.76 tillable acres. The tillable acres are made up of great soils and could be rented out for some extra income. There is a cottonwood draw that runs through the middle of the quarter and serves as a deer trail corridor year-round. Rural water is already set up and in use. Don't miss out on a great property that is set up and ready to hunt.



Deeded Acres: 156± acres
FSA Farmland Acres: 41 acres.76±
Soil Types: Haney silt Loam, Wells Loam
Taxes: \$815.16 in 2023
Lease Status: Open Tenancy for 2024 crop year
Possession: Immediate possession subject to current tenants' rights for 2023
Survey needed?: No survey needed
Brief Legal: SE4 of S22, T14, R12W in Russell Co, KS
PIDs: 195-22-0-00-00-004.00-0
Lat/Lon: 38.8135, -98.6388
Zip Code: 67634



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
STEVE SHAFFER, AGENT: 785.738.0037 | steve.shaffer@whitetailproperties.com
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Steve Shaffer, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.738.0037 | Adam Hann and Mitch Keeley, Kansas Land Specialists for Whitetail Properties Real Estate, LLC | vBrandon Hamel, Auctioneer



TRACT 1
156
ACRES ±

FOUR CORNERS RD FOUR CORNERS RD FOUR CORNERS RD

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