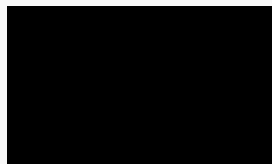


Bunker Hill Tillable Cropland with Paved Road Frontage
193rd Street
Bunker Hill, KS 67626

\$745,000
314.5± Acres
Russell County



Bunker Hill Tillable Cropland with Paved Road Frontage Bunker Hill, KS / Russell County

SUMMARY

Address

193rd Street

City, State Zip

Bunker Hill, KS 67626

County

Russell County

Type

Farms, Undeveloped Land

Latitude / Longitude

38.8817 / -98.706658

Acreage

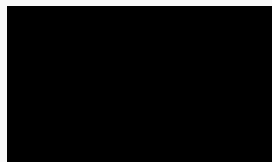
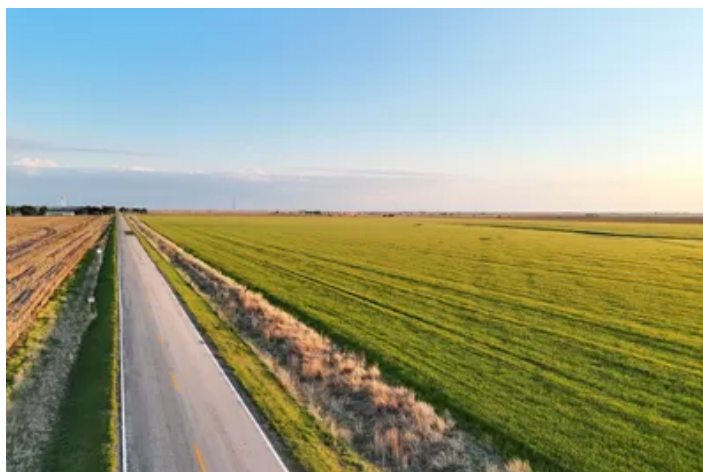
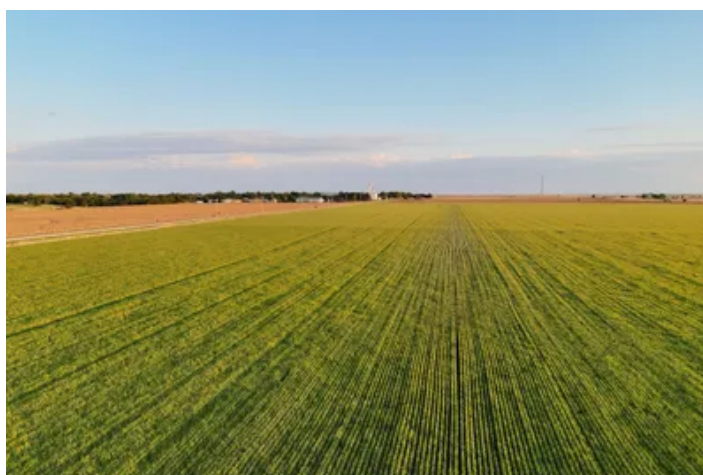
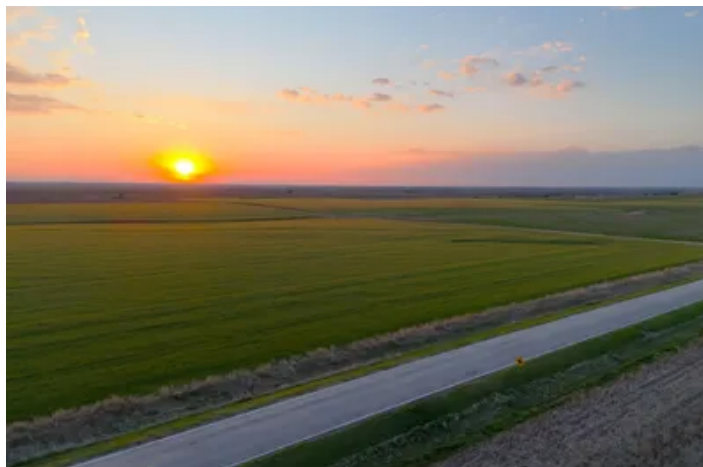
314.5

Price

\$745,000

Property Website

<https://greatplainslandcompany.com/detail/bunker-hill-tillable-cropland-with-paved-road-frontage-/russell/kansas/105768/>



Bunker Hill Tillable Cropland with Paved Road Frontage
Bunker Hill, KS / Russell County

PROPERTY DESCRIPTION

Russell County, KS 314.5 Cropland

Here is an opportunity to purchase some quality cropland with paved road frontage located just outside of Bunker Hill, KS. The 288.1 acres of tillable cropland consist of mostly Crete silt loam, 0 to 1 percent slopes Class 2 soils. Crops commonly grown in the area included corn, soybeans, winter wheat, sorghum, and hay forage. Currently the property is under a verbal crop share 1/3 landowner 2/3 tenant lease agreement and is being sold subject to tenant rights. FSA information is available upon request. The balance of the acreage is made up of a small pasture with trees and waterways offering great hunting and recreational opportunities with the area being known for its incredible deer and upland bird hunting. Wilson Lake is also only a short distance away from the property, making for a quick drive to go fishing or boating. With paved road frontage, the property has great access and is less than 2 miles from Interstate I70. This property also has several home building sites or has the potential for a portion of the acreage to be developed into Boat/RV storage with its prime location. Seller's owned mineral rights are included (if any). Contact the listing agent today for more information or to schedule a viewing on this amazing property. ***Showings by appointment only***

Property Details:

Legal Description - N2 SEC36 T13S R13W Less R/W

Mostly Cropland with mostly Class 2 soils

Paved road frontage

Several potential building sites

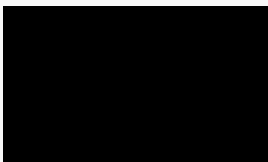
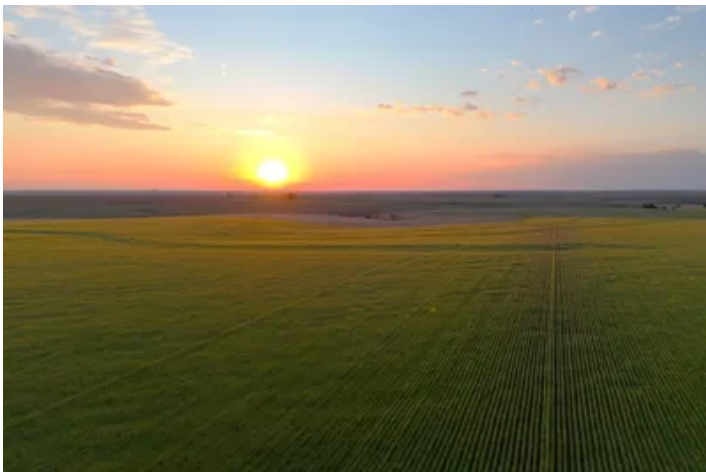
Close proximity to I70

Located near Wilson Lake

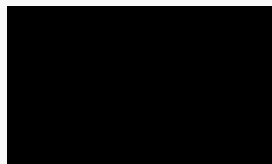
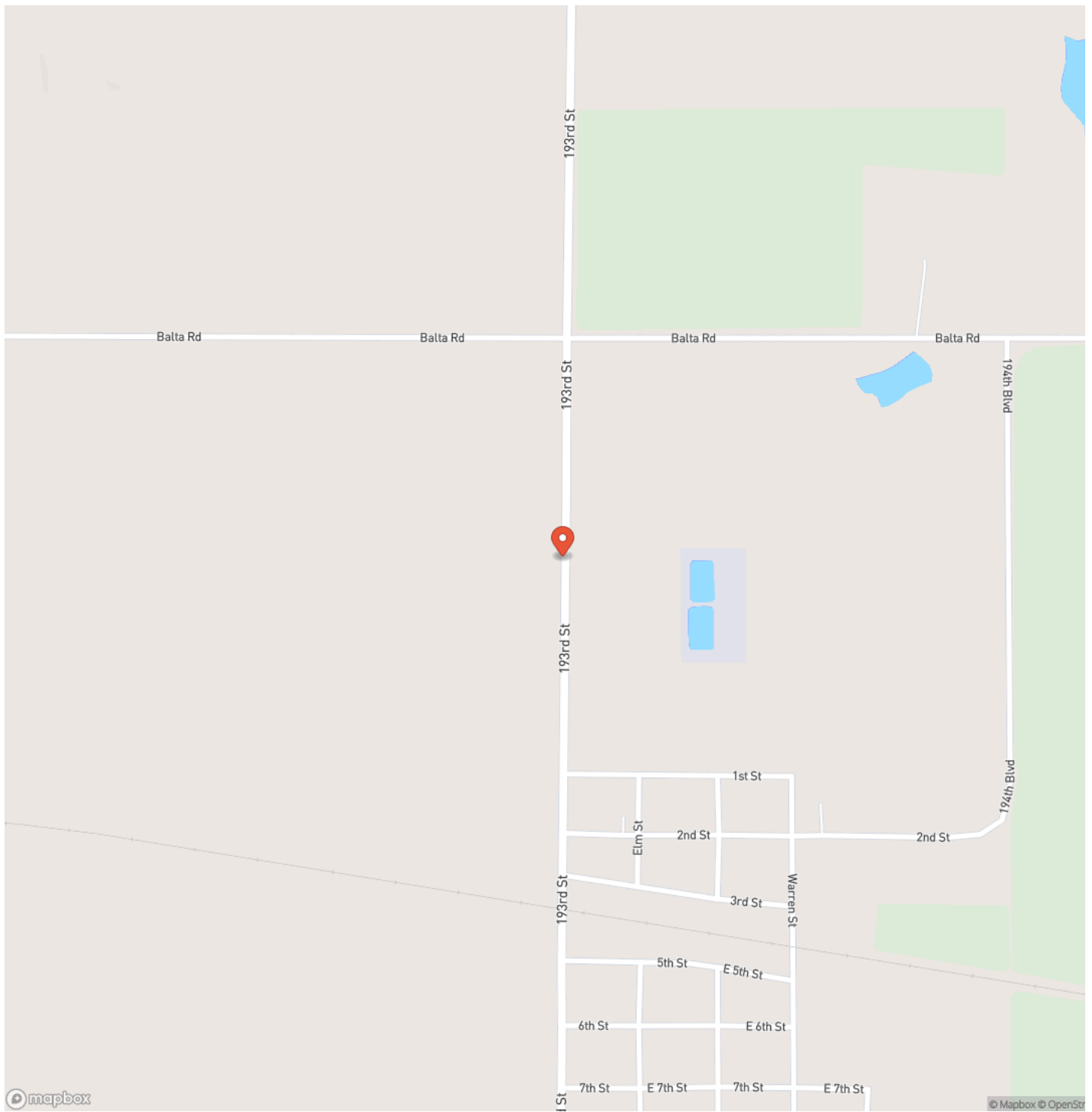
Hunting & Recreational Opportunities

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

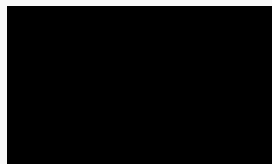
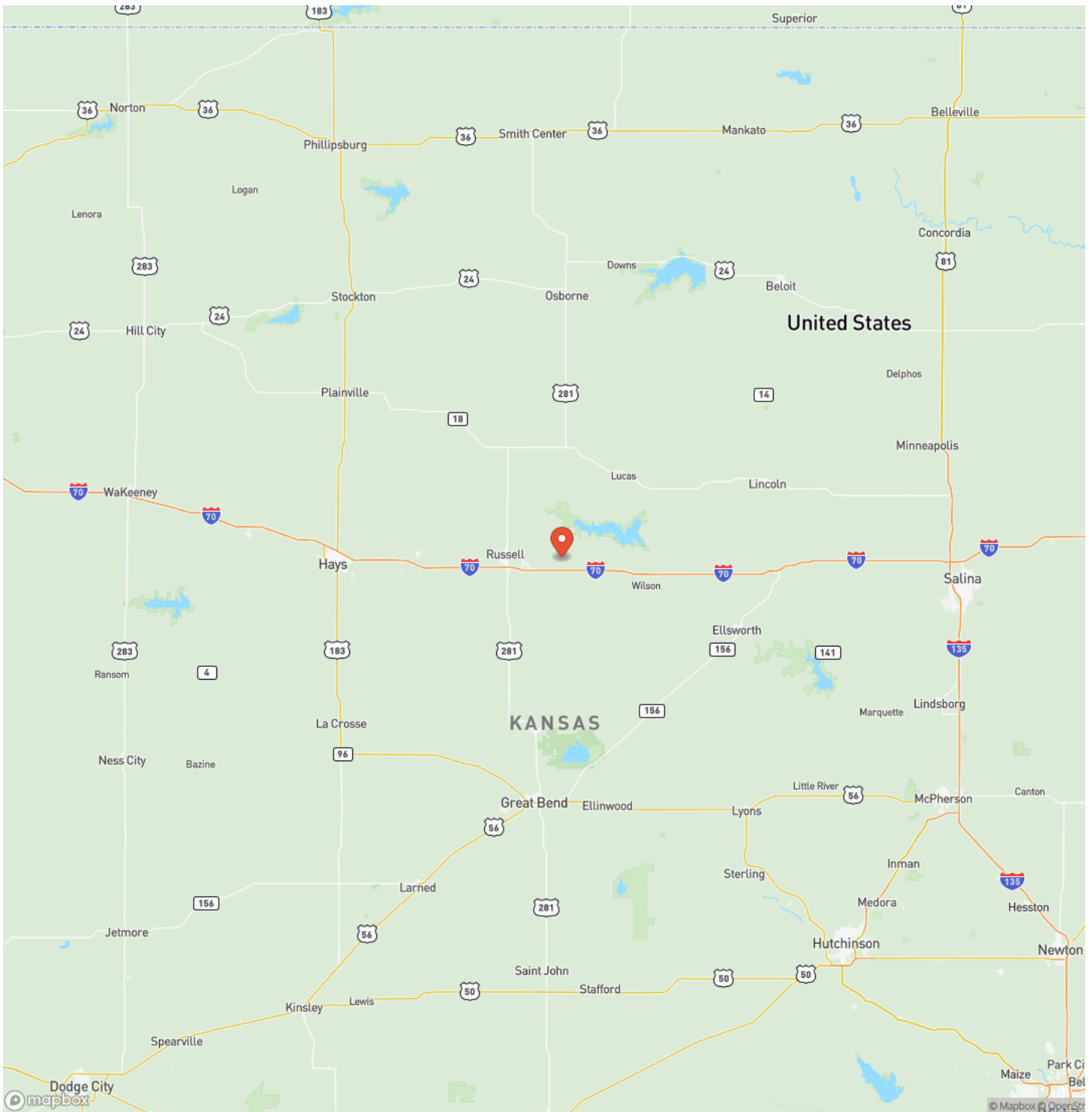
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Bunker Hill, KS / Russell County



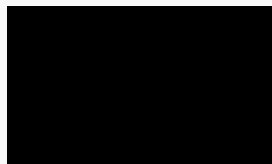
Locator Map



Locator Map



Satellite Map



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.

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