

Bunker Hill Ranch & Cropland (East)
TBD Anspaugh Rd.
Bunker Hill, KS 67626

\$2,280,000
1,285± Acres
Russell County



Bunker Hill Ranch & Cropland (East)
Bunker Hill, KS / Russell County

SUMMARY

Address

TBD Anspaugh Rd.

City, State Zip

Bunker Hill, KS 67626

County

Russell County

Type

Farms, Horse Property, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

38.8954 / -98.6787

Acreage

1,285

Price

\$2,280,000

Property Website

<https://greatplainslandcompany.com/detail/bunker-hill-ranch-cropland-east-/russell/kansas/105109/>



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Bunker Hill, KS / Russell County

PROPERTY DESCRIPTION

Bunker Hill Ranch (East)

Here is an opportunity to purchase the east portion of the Bunker Hill Ranch that has been in the same family for several generations. This legacy ranch boasts of a nice mix of pasture and cropland. The tillable cropland consists of mostly Harney Silt Loam 1 to 3 percent slopes Class 2e soils. Crops commonly grown in the area included corn, soybeans, winter wheat, sorghum, and hay forage. Currently the cropland is leased with the pasture under a verbal cash lease agreement and is being sold subject to tenant rights. FSA information is available upon request. Much of the acreage is made up of pasture canyons and rolling hills offering outstanding grazing opportunities with several ponds. The grass has been well taken care of and offers above average fencing. The area is known for its incredible deer and upland bird hunting. Several deer and upland birds were seen on the property while taking pictures. Wilson Lake is also only a short distance away from the property, making for a quick drive to go fishing or boating. With well maintained road frontage, the property has great access and is less than 2 miles from Interstate I70. This property also has several home building sites with amazing views for someone looking to build a country home away from town. Seller's owned mineral rights are included (if any). Additional acreage is available nearby. Contact the listing agent today for more information or to schedule a viewing on this amazing property. ***Showings by appointment only***

Property Details:

Located northeast of Bunker Hill, KS

Part of a Historic Ranch

Cropland with Mostly Class 2 Soils

Pasture with several Ponds

Above Average Fencing

Several potential building sites

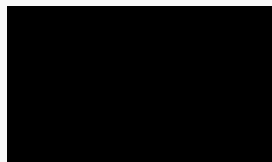
Close to Interstate I70

Located near Wilson Lake

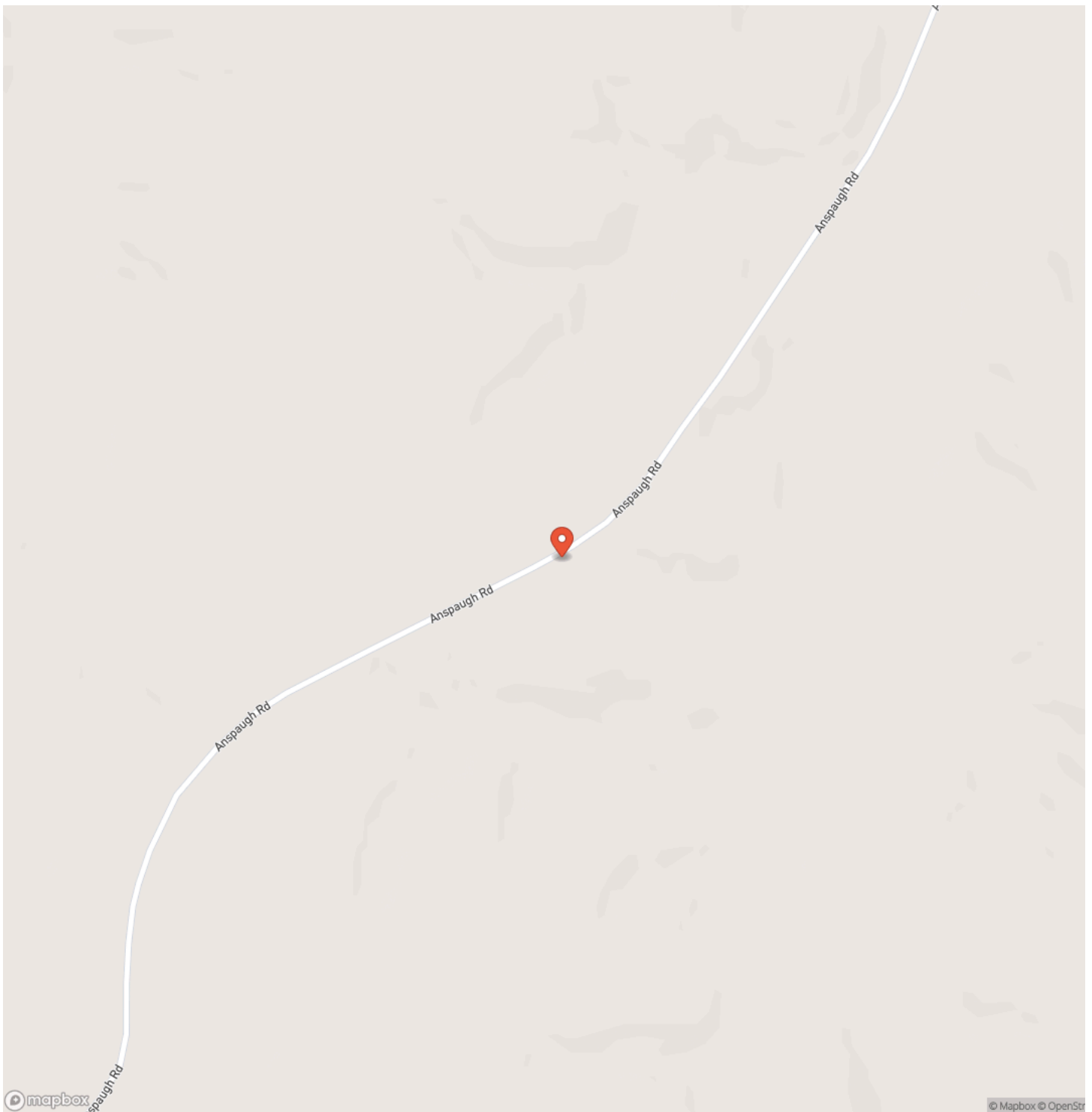
Hunting & Recreational Opportunities

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.

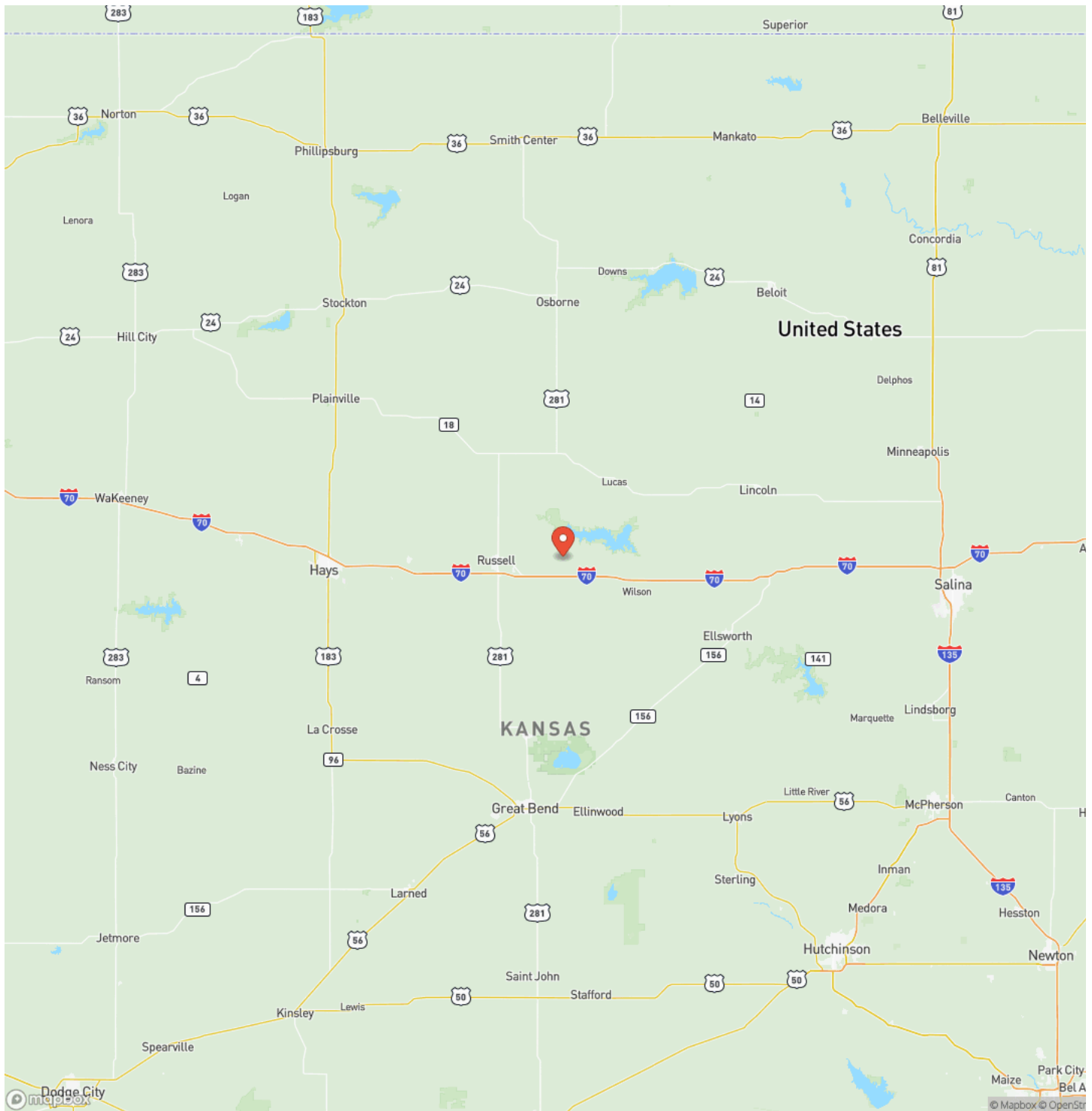
Bunker Hill Ranch & Cropland (East)
Bunker Hill, KS / Russell County



Locator Map



Locator Map



Satellite Map



Bunker Hill Ranch & Cropland (East)
Bunker Hill, KS / Russell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

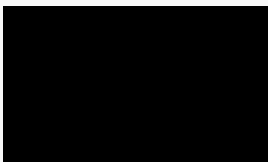
daniel@greatplains.land

Address

City / State / Zip

Merino, CO 80741

NOTES

[illegible]

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<https://greatplainslandcompany.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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