

78.5 +/- acres
Russell County
Residence, Improvements
Grass & Cultivation



PROPERTY
LOCATION:

5028 Hwy 281, Russell, KS 67665



LAND LOCATION:

From Hwy 40/Hwy 281 4-way stoplight, North 7 ¼ miles to the Southeast Corner of the property and residential driveway.

LEGAL DESCRIPTION:

TRACT 1: An approx. 11.8 +/- acre tract in the N/2 SE/4 of Section 22, Township 12S, Range 14W of the 6th P.M. Russell County Kansas described as Beginning in the SEC of the N/2 SE/4, West 1085', North 525', East 1085', South 525' to POB. & An approximate 1.2 +/- acre tract in the S/2 SE/4 of Section 22, Township 12S, Range 14W of the 6th P.M. Russell County Kansas described as Beginning 751.35' West of the NEC of the S/2 SE/4, South 418.59', West 132.41', North 415.99', East 119.77 TO POB

TRACT 2: An approx. 65.5 +/- acre tract in the N/2 SE/4 of Section 22, Township 12S, Range 14W of the 6th P.M. Russell County Kansas less a tract described as Beginning in the SEC of the N/2 SE/4, West 1085', North 525', East 1085', South 525' to POB.

GENERAL INFORMATION:

This property provides a beautiful view and excellent access to Hwy 281. The ranch-style residence, a wood-frame home with brick exterior, was built in 1976 and has been well maintained by the original owner. This property will provide a family with the opportunity to enjoy rural residential ownership while also having the flexibility to have some livestock. The dwelling contains 1,835 sq. ft. on the main level with a full basement that is approximately 75% finished. The main floor includes a kitchen with eat-in dining, formal dining room, living room, family room, three bedrooms, and two full bathrooms. The basement features a cozy family room with bar area perfect for entertaining friends, family and guests. Enjoy two functioning fireplaces with 1 on the main level and a 2nd in the basement. Along with the property comes several excellent supporting structures, which include a 38' x 40' insulated and heated metal-frame shop with concrete floor and overhead doors, a 40' x 60' metal-frame shop with large overhead door and dirt floor, several grain bins, and small animal sheds. A 1.2-acre fenced corral with water is available for small livestock or 4-H/FFA projects. Purchase Tract 2 as well to have that perfect rural residential life. Possession of Tract 1 will be granted at closing. Possession of Tract 2 will be subject to existing tenancy rights.

PROPERTY FEATURES:

- Full Baths: 3
- Fireplace: 2
- Cooling: Central Force Air
- Heating: Forced Air Gas
- Appliances: To Be Negotiated
- Radon Gas Remediation System
- H/W Heater: Gas On-Demand
- Septic: Does not meet KDHE Requirements

TAXES:

Prorated to the Date of Closing. Taxes on Tract 1 for 2024 were \$1,780.55 and Tract 2 were \$490.60.

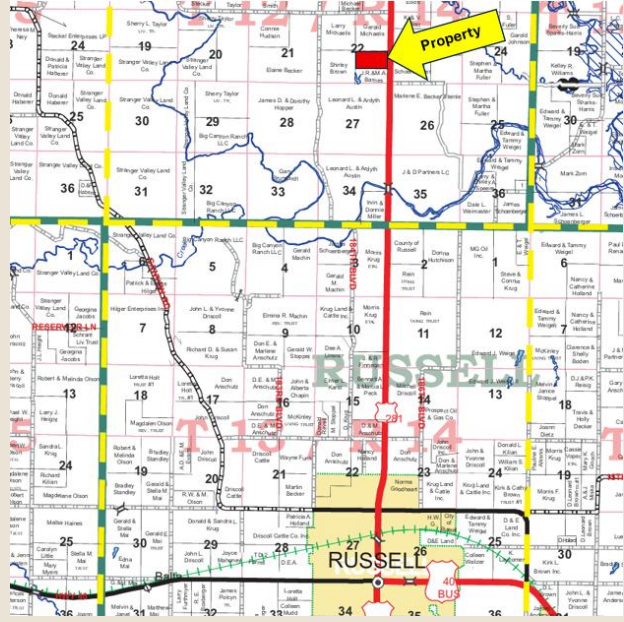
EXTERIOR FEATURES:

- Style: Ranch
- Construction: Wood frame, Brick Ext, Concrete Block
- Foundation, Composition shingle Roof
- Water: Post Rock Rural Water
- Garage: 2-car attached
- Utilities: Electricity, LP Gas, Rural Water, Septic
- Tract 1: 13 +/- acres
- Tract 2: 65.5 +/- acres

MINERALS:

All sellers' minerals to be conveyed. To seller's knowledge, all minerals are intact.

FOR MORE INFORMATION SCAN THE
QR CODE TO BE DIRECTED
TO OUR WEBSITE



TERMS: The Property will be sold “as-is” with the PURCHASER having the right to fully inspect the property with any needed repairs to be the responsibility of the PURCHASER. SELLER agrees to convey said property by a good and sufficient deed to the purchaser, subject to easements, restrictions, roads, rights-of-way leases, reservations, and county zoning regulations of record. Deed to be delivered to the PURCHASER at the time of settlement. Owner’s title insurance policy to be split 50% to the SELLER and 50% to the PURCHASER. Title Insurance to be prepared by Security First Title, Russell, KS. This tract is being sold by U.S. Government Survey and meets and bounds survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Listing Agent: Jason Pfeifer (785) 483-1805
Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council

