



Smoky Hill River Retreat

154.87 Acres | Russell County, KS | \$1,325,000

HAYDEN  OUTDOORS.

Smoky Hill River Retreat

TOTAL ACRES:

154.87

PRICE:

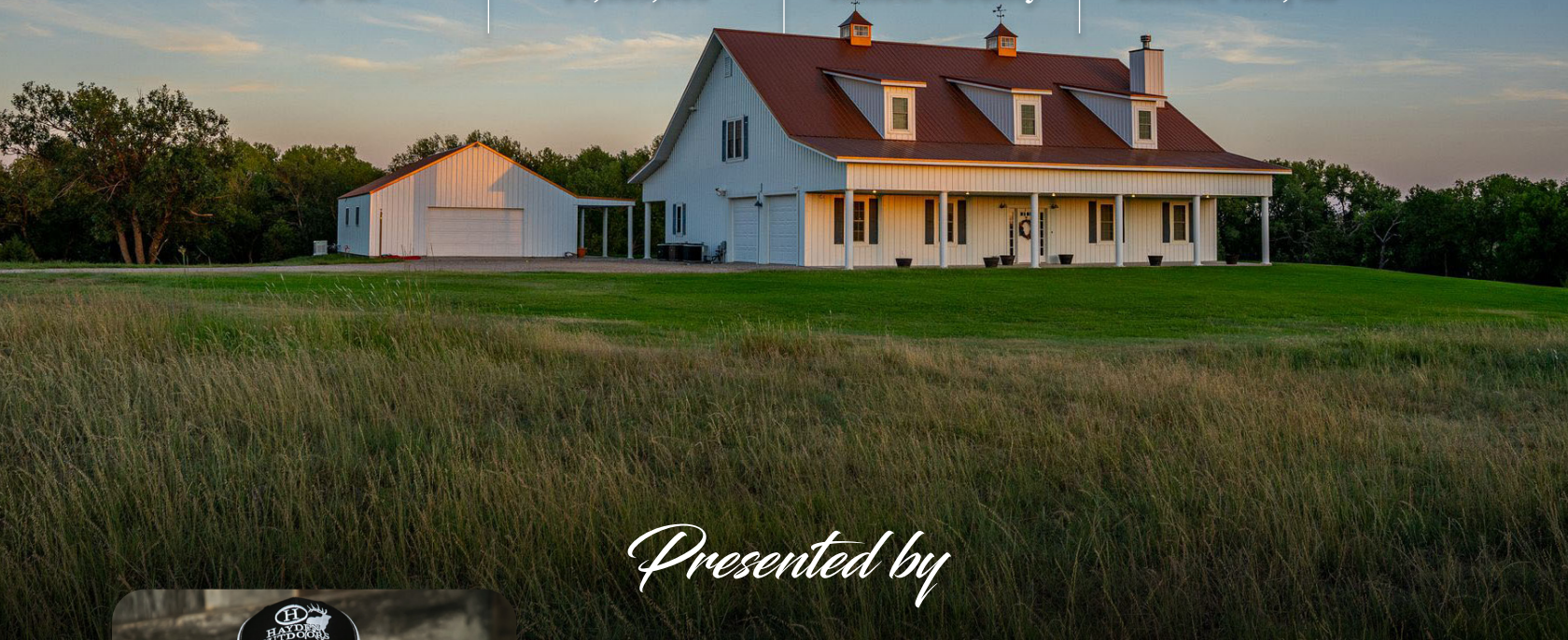
\$1,325,000

COUNTY:

Russell County

CLOSEST TOWN:

Bunker Hill, KS



Presented by



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Land:

Welcome to this extraordinary property spanning a total of 154.9 acres, a true gem that seamlessly combines natural beauty of the Smoky Hill River flowing through the middle of the land creating natural habitat for incredible white tailed deer. Amazing location 12 miles southeast of Lake Wilson, offers convenient access to outdoor recreational opportunities such as boating, fishing, waterfowl hunting, and upland bird (Prairie chickens, bobwhite quail, pheasant) hunting. Its proximity to Lake Wilson, along with being just 5 miles from I-70, grants easy access to nearby towns such as Russell, Hays, Great Bend, and the renowned Cheyenne Bottoms. With approximately 0.6 miles on each side of picturesque Smoky river frontage, this property offers a serene and captivating environment that's perfect for nature enthusiasts and the most discerning big game hunters. Of the total acreage, 88.57 acres are dedicated to productive cropland, ensuring both aesthetic appeal and economic potential. Additionally, a portion of the land (41+/- acres) currently lies fallow in preparation to be planted to wheat with manure recently spread for fertilizer. The 40+/- acres on the south side of the property are currently planted to Silage/Sudan Grass, showcasing the versatility of the land and its potential for agricultural endeavors. Currently, the property operates under a crop share agreement with the existing farm tenant, presenting an opportunity for seamless management and income generation. There is a small producing oil well on the property the landowner receives a full 1/8 royalty from adding to the income generation. The property is well-defined by an 8-wire barbed fence along the roadways, ensuring security and delineating boundaries. The east and west boundaries are outlined by a 5-wire fence, adding to the functionality and appeal of this property.

Hunting enthusiasts will find this property to be a true haven. Abundant wildlife, including Whitetail Deer, Turkey, Quail, and Pheasant, creates a diverse hunting environment that promises thrilling experiences for sportsmen and nature lovers alike. The fishing opportunities here are exceptional, featuring a diverse aquatic ecosystem that is home to Catfish and White Bass. Whether you're an avid fisher or just enjoy peaceful moments by the water, this property provides the ideal setting to cast your line and relax.

Pictures truly are worth a thousand words, and this property's visual appeal speaks volumes. Embrace the chance to own a prime piece of land with limitless potential and a location that combines convenience and natural beauty seamlessly. Don't miss the opportunity to make this stunning property your own.

Activities & Amenities

Cattle/Ranch
Fishing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Natural Spring
Stream/River
Farm/Crops/Ag
House/Cabin
utbuilding/Barn/Shed/Shop

Land Details

Total Acres: 154.87
Zoning: Agriculture
Tillable/Crop/Orchard Acres: 88.57
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$6,095.14 - 2022
Source of lot size: Appraiser

Building Details

Homes: 1
Bedrooms: 3
Full Bathrooms: 3
Parking Types: Detached Garage, Attached
Garage
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air



Home:

This remarkable residence was built in 2013 and stands as a testament to thoughtful design and luxurious living. A white 1 ½ story barndominium with a captivating copper metal roof, this property is sure to capture your imagination. The home offers an expansive 3186 sq. ft. of living space, with the main floor providing 2124 sq. ft. for comfortable living. Featuring 3 bedrooms and 2.5 baths, the home is thoughtfully designed for both practicality and relaxation. Wrapped in warmth and charm, the home boasts a wood-burning fireplace, creating a cozy focal point in the living space. Modern comforts abound, including heated floors throughout the home, even extending to the garage. The heart of the home is the beautiful kitchen island, which serves as a hub for gatherings, meal preparation, and shared moments. This space combines functionality with aesthetics, making it a true focal point.

Safety and preparedness are paramount, with a spacious storm shelter housed within the garage, capable of accommodating up to 20 individuals. Security measures are in place, with a comprehensive camera security system providing peace of mind. Ensuring continuous comfort and security, a 24 KW Generac natural gas powered generator stands ready to power the property. A new water well with a pressure tank is connected to the generator, further enhancing convenience and reliability. This well is also integrated with the watering system in the corral, catering to both residential and agricultural needs.

Thoughtful details abound, including complete spray foam insulation that guarantees energy efficiency and temperature control. The 30×40 detached garage is a versatile space, boasting insulation, heating, a bathroom, a kitchen, and loft storage for your convenience and storage needs.

The scenic country view envelops the property, providing an ever-changing scenery of natural beauty that can be enjoyed from within the comfort of your home. From the inviting interior to the panoramic surroundings, every aspect has been thoughtfully curated to offer an exceptional living experience. Whether you're an outdoor enthusiast, a hobbyist, or simply seeking an escape, this enchanting property offers a lifestyle like no other.

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

2022 Approximate Real Estate Taxes: \$6,095.14

Russell County average milo yields are 76 Bushels per acre. Wheat average yields are 41.







Soils

- McCok silt loam, rarely flooded: 62.2 Acres
- Dorrance gravelly sandy loam, 4 to 15 percent slopes: 45.97 Acres
- Roxbury silt loam, channeled, frequently flooded: 23.83 Acres
- Humbarger loam, occasionally flooded: 8.33 Acres
- Eltree silt loam, 1 to 3 percent slopes: 3.36 Acres
- Munjor fine sandy loam, rarely flooded: 2.88 Acres
- Wells loam, 1 to 3 percent slopes: 0.24 Acres

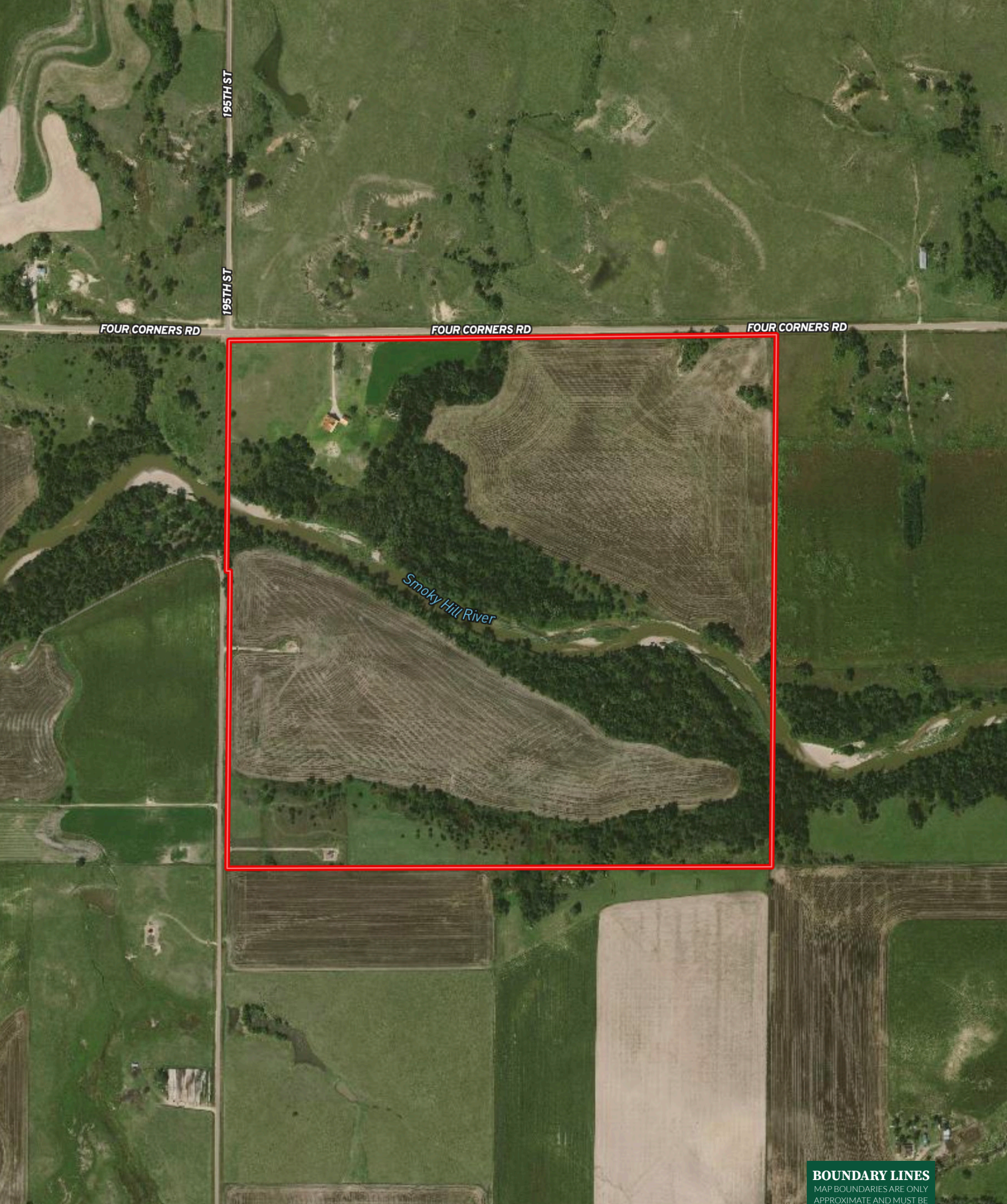
Statistics

- State Hunt Unit: 4
- Average Yearly Rainfall: 26"
- Closest Town: Bunker Hill, Kansas
- School District: Russell County USD 407

Location/Population

- 5 miles south of Bunker Hill, KS (population: 106)
- 15 miles southeast of Russell, KS (population: 4,388)
- 36 miles north of Great Bend, KS (population: 15,000)
- 40 miles east of Hays, KS and Hays Regional Airport (population: 20,795)
- 65 miles west of Salina, KS (population: 46,481)





FOUR CORNERS RD

195TH ST

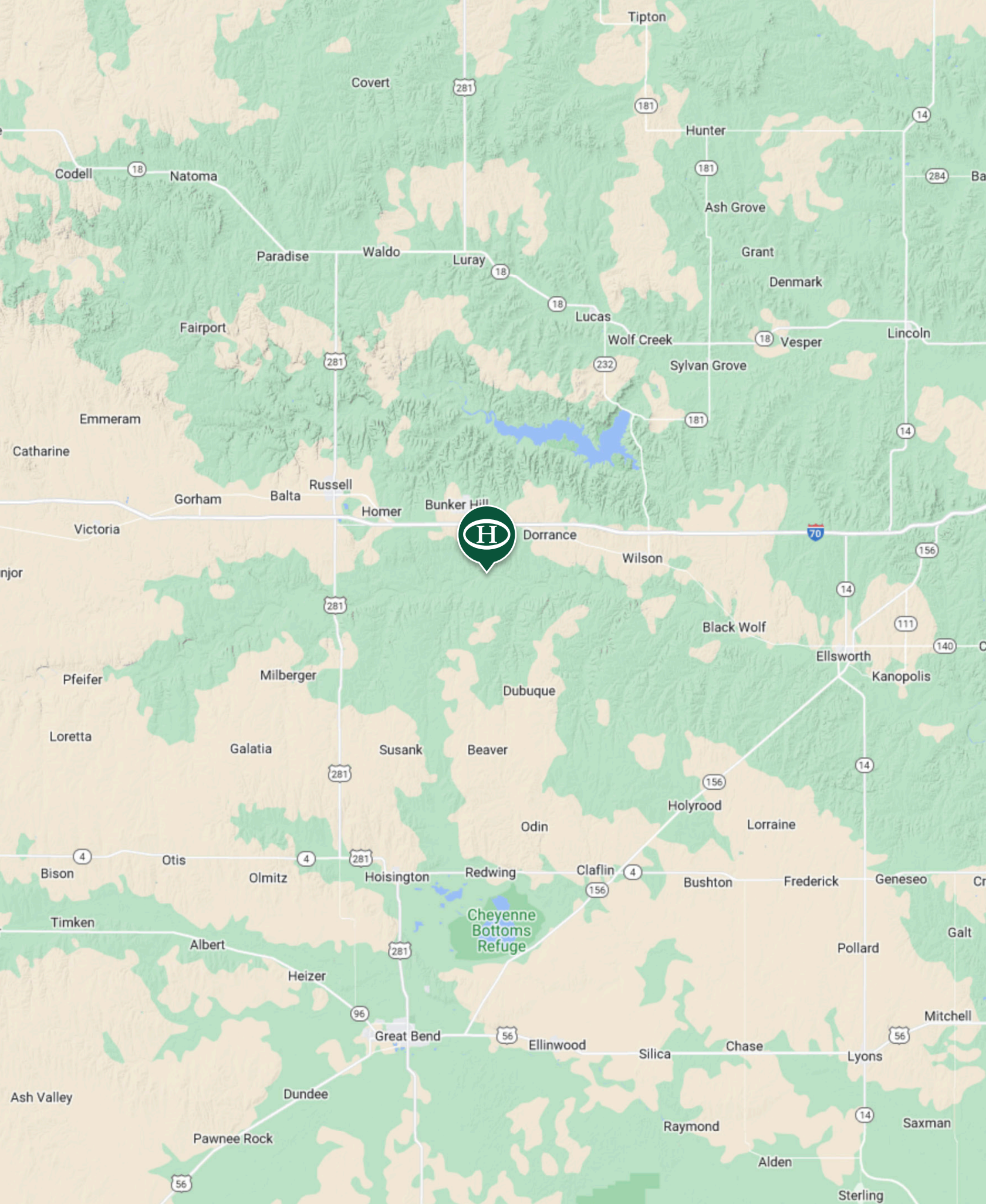
FOUR CORNERS RD

FOUR CORNERS RD

Smoky Hill River

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

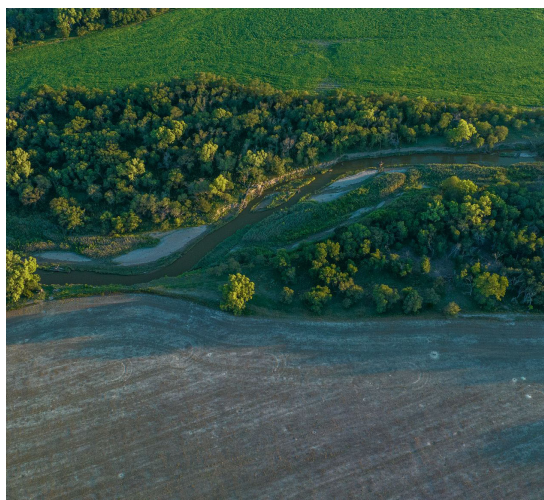
 Boundary





Directions:

- From Russell, head east on I-70 E and in 10 miles take exit 193 toward Bunker Hill Rd. Turn Right onto 193rd St/Bunker Hill Hoisington Rd. In 3 miles turn left onto 4 corners Rd. The property is on the right in 2 miles.
- From Salina, head west on I-70 W and in 59 miles take exit 193. Turn left onto 193rd St/Bunker Hill Hoisington Rd. In 3 miles turn left onto 4 corners Rd. The property is on the right in 2 miles.
- From Great Bend, head north on US-281 N towards Hoisington for 11 miles, then turn right onto E 9th St. Then turn left in 0.2 miles onto Susank Rd. Continue on Susank Rd and in 12 miles take slight right to stay on Susank Rd then a slight left onto 190th St/Pioneer Rd. In 4 miles, take slight right onto Bunker Hill Hoisington Rd and in 0.9 miles take slight left onto 191st St/Bunker Hill Hoisington Rd. Then slight right onto Bunker Hill Hoisington Rd/Waters the slight left onto 192nd St. Continue onto 193rd Blvd/Bunker Hill Hoisington Rd and then onto Lincoln Ln. in 0.4 miles, turn left onto Bunker Hill Hoisington Rd. In 1.5 miles, turn right onto 4 Corners Rd and the property is on the left in 2 miles.
- From Lake Wilson head south to US-40 W. Take US-40W toward Hays for 12.8 miles then take exit 193. Turn left onto 193rd St/Bunker Hill Hoisington Rd. In 3 miles turn left onto 4 corners Rd. The property is on the right in 2 miles.

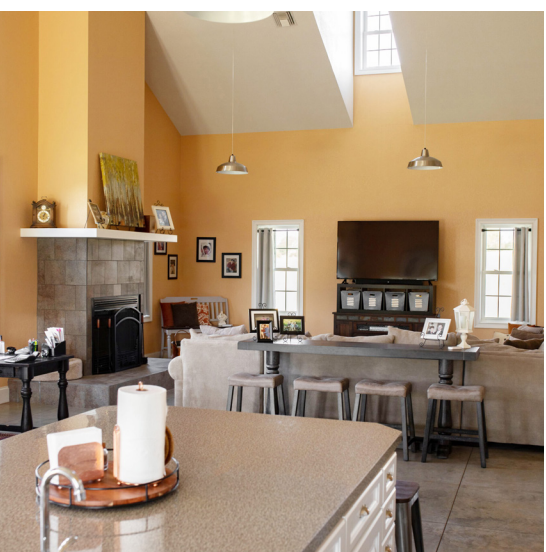






Community/Attraction:

- 12 miles southwest of Wilson Lake (most direct route), one of the state's prime recreational areas and the clearest lake in Kansas.
- 30 miles north of Cheyenne Bottoms, the nation's largest inland marsh.
- 30 miles southwest of Garden of Eden in Lucas, KS.
- Sternberg Museum in Hays, KS.
- Wetlands Waterpark and Brit Spa Zoo in Great Bend, KS.







Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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