

# Double Canyon Honey Hole

77.90 Acres

Russell County, KS

\$249,000



HAYDEN  OUTDOORS®



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TOTAL ACRES:

77.90

PRICE:

\$249,000

COUNTY:

Russell County

CLOSEST TOWN:

Luray, KS

## Activities & Amenities:

Food Plots  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Mineral Rights  
Wooded

## Land Details:

**Address:** 00000 LANDLOCKED,  
Luray, Kansas 67649, USA  
**Closest Town:** Luray  
**Total Acres:** 77.90  
**Zoning:** Agricultural  
**Mineral Rights:** Yes  
**Estimated Taxes:** \$177.02 - 2023  
**Source of lot size:** Assessor/Tax Data

## Property Summary

**Property Location:** Located in Russell County along 1/2 mile south of Saline Rd. & 196th St. intersection, and about 6 miles south of Luray, KS and Highway 18.

**Legal Description:** S08, T12, R12W, ACRES 77.9, W1/2 SW1/4

## Land

Spanning +/- 78 acres, this parcel seamlessly blends native grasses, timber, and canyons, offering a diverse landscape coveted by outdoor enthusiasts. The dramatic canyons provide some excellent topography and elevation changes, helping to make this tract unique within its size. Sitting just half a mile from the northern county road, access is granted by a perpetual right-of-way access easement, ensuring convenience without compromising the seclusion and privacy of the property. The northwest section of the property offers a great build site if someone wanted, with electricity conveniently located less than half a mile away. The renowned Wilson Wildlife Area is a mere mile from the property, and Wilson Lake is a short 4.5 miles away.

This prime hunting tract provides an opportunity for White-tailed Deer, Ringneck Pheasants, Bobwhite Quail, and Rio Grande Turkeys. Surrounded by crop fields, the property produces essential cover and habitat for abundant deer populations. Multiple deer and a covey of quail were observed while visiting the property. The canyon valleys, littered by established deer trails and many rubs, serve as natural travel corridors, helping enhance the property's attraction as a deer travel and bedding asylum. The mature trees provide multiple candidates to hang any additional tree stands. This tract encapsulates the essentials for avid Whitetail hunters, promising excellent habitat for chasing some impressive Kansas bucks. Check out the trail cam pictures. This turnkey hunting tract is furnished with a Banks Stump 4 Vision Blind, two 600 lb. Banks Feeders, one 300 lb. Banks Feeder, and a 300-gallon Banks Waterer, ready for you to step right in and start hunting!







### Property Features:

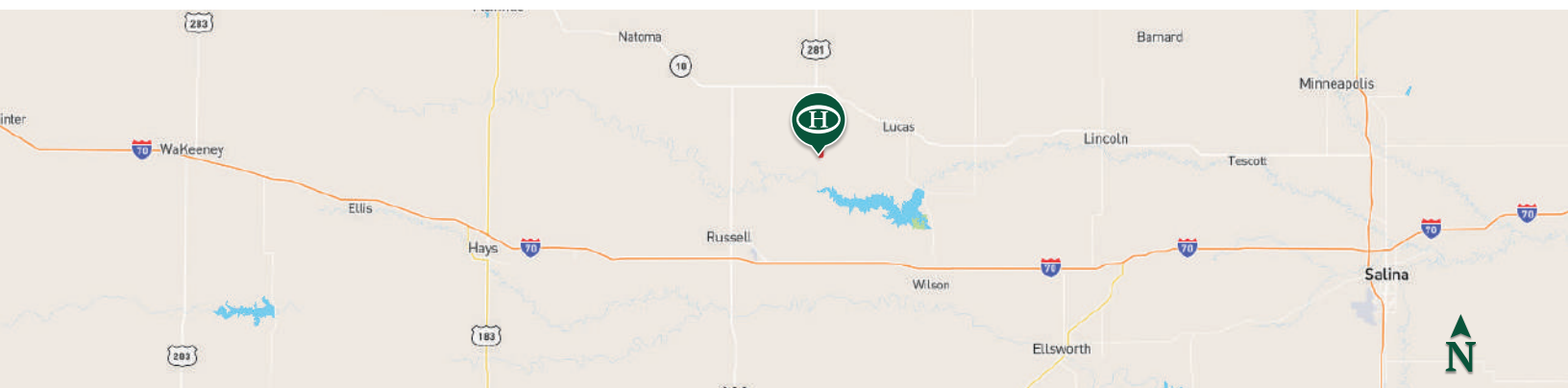
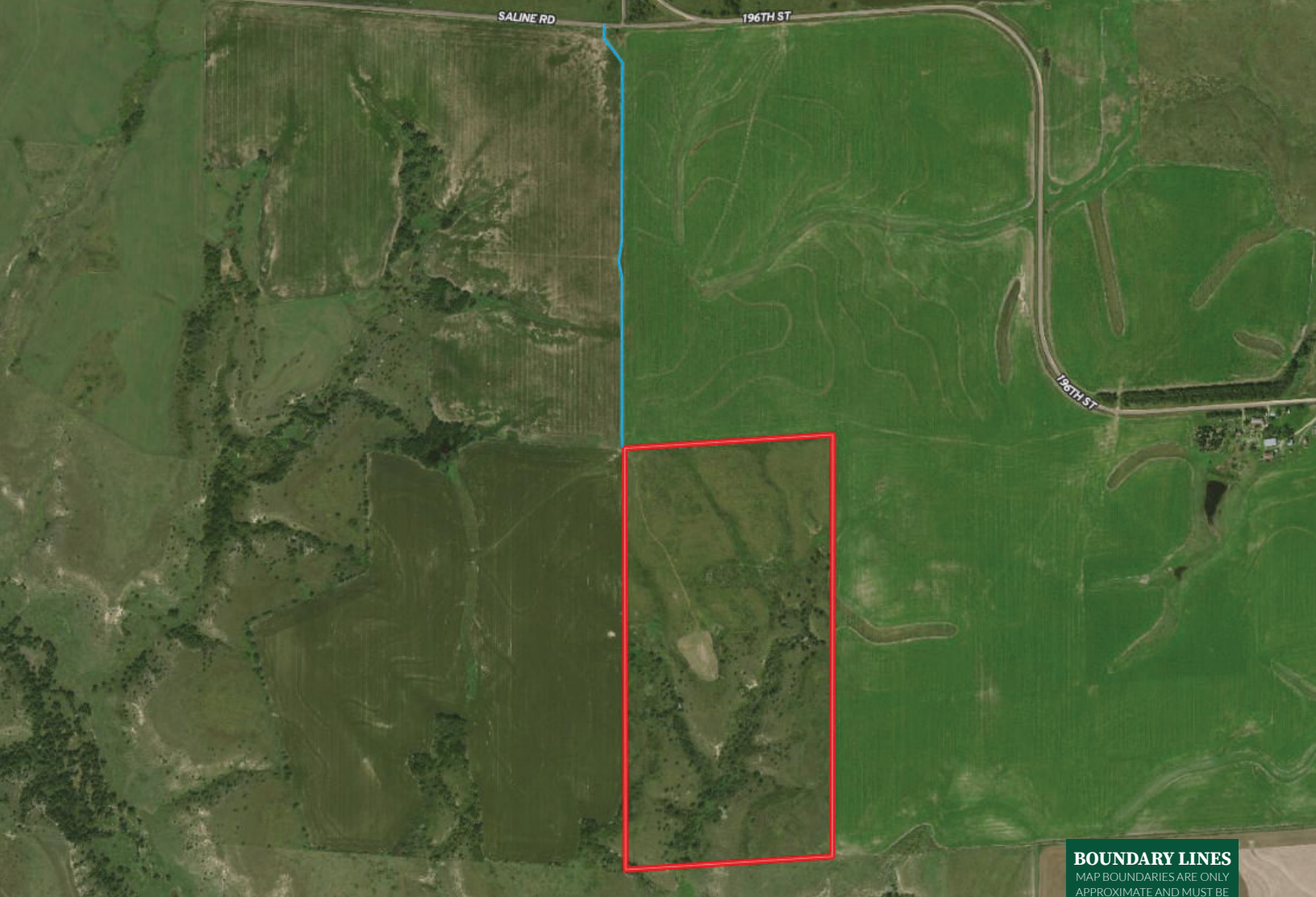
- Located 6 miles south of Luray, KS
- Remarkable habitat comprised of timber, native grasses, canyons, and elevation changes
- Seller's mineral rights shall convey
- 2023 Taxes: \$177.02
- 1 mile from Wilson Wildlife Area
- 4.5 miles from Wilson Lake Reservoir
- 2 miles from Saline River
- Blind, Feeders, and Waterer are included with the sale
- Established trail camera history
- 55 miles from Hays, KS: 245 miles from Kansas City, KS
- Hunting Opportunities: White-Tailed Deer, Pheasants, Quail, Turkeys, & Prairie Chickens

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

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







## Connor Williams

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