

Just Listed!

Gorham 46

46 Acres | \$195,000 | Russell County, KS

Russell County Land with Excellent Location & Potential

46 +/- Acres of Tillable Land

No growing crops, currently grassland. Could be broken out and farmed.

Buyer shall take possession at closing.

Tremendous Build Site:

Utilities such as electricity and fiber optic cable run along 177th Street. There is also a rural water meter on site, serviced by RWD #4.

Mineral rights: Seller owns 50% of the mineral rights and shall transfer to the buyer at closing.

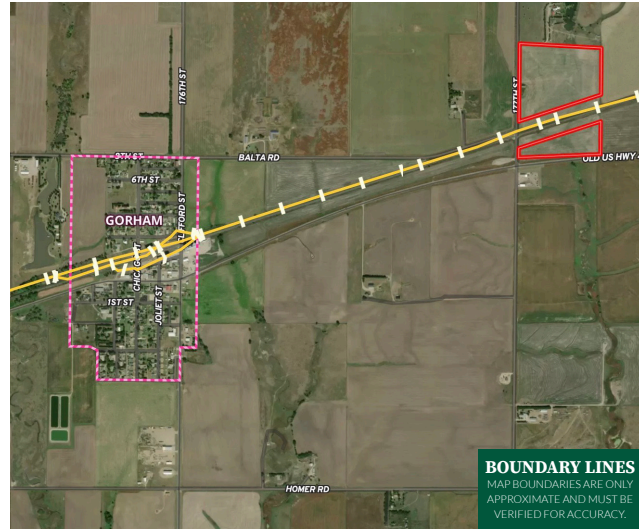
2024 Property Taxes: \$561

Legal Description: W/2 SW/4 LESS N/2 N/2 W/2 SW/4 of S28-T13-R15, 46 +/- ACRES.

Location: 1 mile East of Gorham, at the Intersection of 177th Street and Highway 40. Signs will be posted.

Whether you're looking to expand your farming operation, build your dream country home, or explore a possible business opportunity, this property checks all the boxes—excellent location, nearby utilities and quality soils. This is a rare opportunity with endless potential!

Boundary Lines are Approximate



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



Cody VonLintel

📍 Licensed in KS

✉ CodyV@HaydenOutdoors.com

📞 785.735.4895



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