

Bush Rush Quarter

158.30 Acres | Rush County, KS | \$284,940



HAYDEN  OUTDOORS.

Bush Rush Quarter

TOTAL ACRES:

158.30

PRICE:

\$284,940

COUNTY:

Rush County

CLOSEST TOWN:

Rush Center, KS

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Food Plots
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Mineral Rights
Pond/Lake
State Hunting Unit: 5

Land Details:

Address: 1 CO RD, Nekoma,
Kansas 67559, USA
Closest Town: Rush Center
Total Acres: 158.30
Zoning: Agricultural
Mineral Rights: Yes
Estimated Taxes: \$822.94 - 2024
Source of lot size: Assessor/Tax Data
Estimated Taxes: \$1,480.86 - 2024
Source of lot size: Assessor/Tax Data

About This Property

This 158± acre Rush County property offers an exceptional blend of productive cropland, pasture income, and prime hunting habitat. Featuring up to 9+ acres of water, abundant waterfowl and game bird habitat, and consistent pheasant and quail activity, it's a remarkable opportunity for both recreation and investment.

Land

Located just 6 miles southwest of Rush Center and minutes from both Highway 96 and Highway 183, this 158-acre property offers a unique blend of income production and hunting habitat. The land is currently on a 1/3-2/3 crop share and includes cash rent on the pasture, providing steady agricultural returns.

The property features solid access and electric service to the water well near the road. A large pond, hidden by a massive Corps of Engineers dam, serves as the centerpiece of this property. The water control structure was recently closed for the first time in over two decades, beginning to hold water across what should soon become a stunning 9-acre pond. The pond bottom and surrounding waterways are thick with smartweed and other natural feed, creating ideal habitat for ducks and upland birds.

This area is well known for its abundant wildlife—pheasants, quail, and a few deer are consistently seen throughout the property. With 107.42 acres of productive cropland split between 4 or 5 different fields giving a variety of crops being grown constantly, 45.41 acres of pasture, and 5.75 acres of trees and waterways, this property combines strong agricultural value with outstanding recreation potential.

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

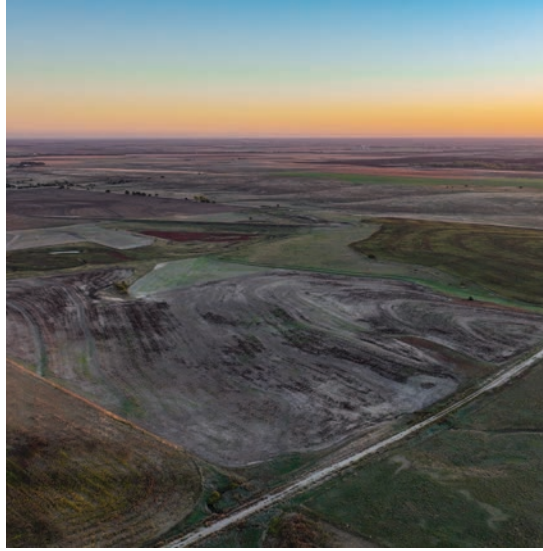
Legal Description: SE4 of S02, T19, R19, Acres 158.3

2024 Approximate Real Estate Taxes: \$822.94

Directions:

- From Rush Center, head west on KS 96 hwy for 3 miles. Then turn left onto Rush County Rd 210 and in about 3 miles the property will be on your right.





Farm Statistics:

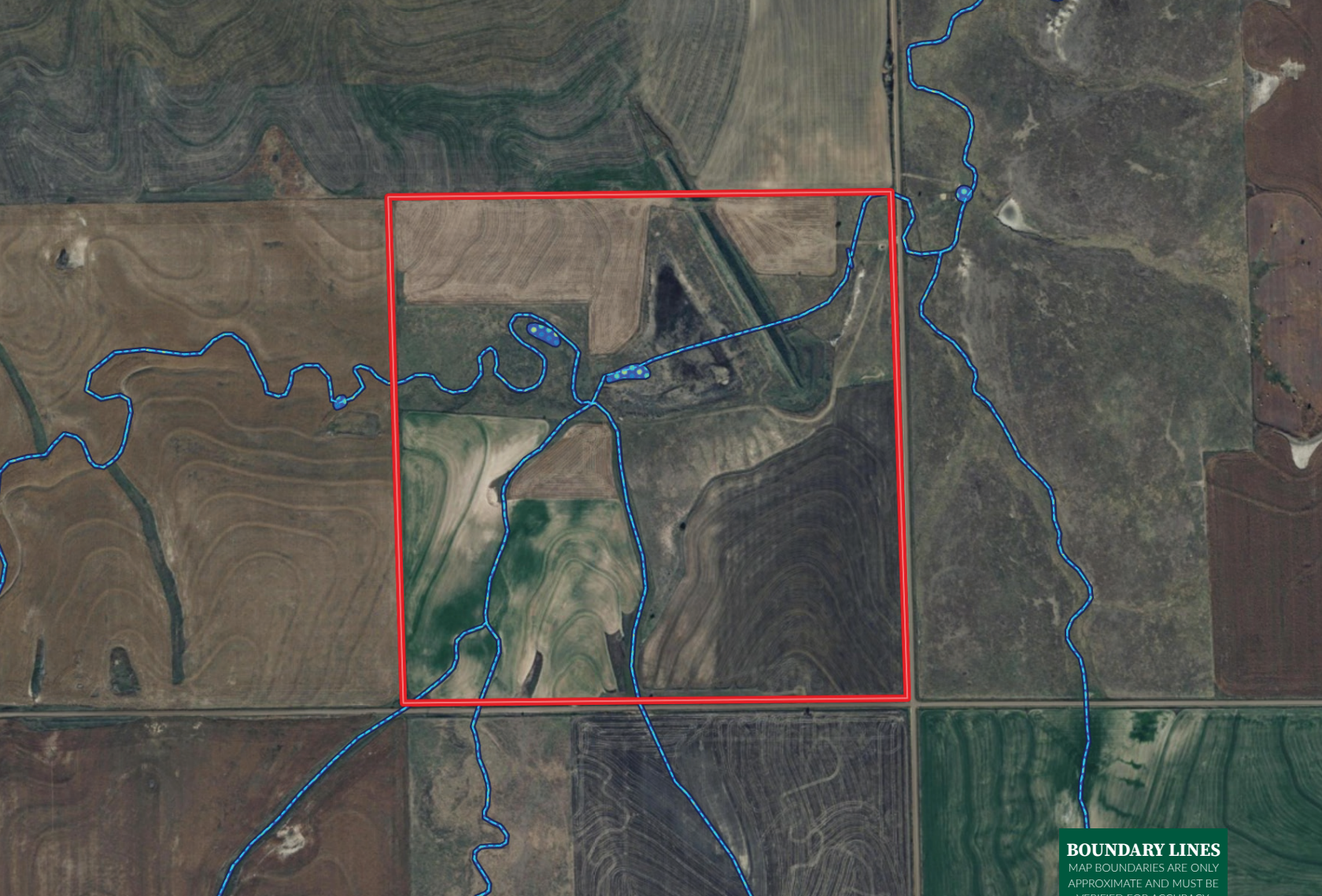
- State Hunt Unit: 5
- Average Yearly Rainfall: 25
- Closest Town: Rush Center, KS

Location:

- 6 miles southwest of Rush Center, Kansas (Population: 132)
- 6 miles southeast of Nekoma, Kansas (Population: 64)
- 35 miles west of Great Bend, Kansas (Population: 14,306)
- 30 miles east of Cheyenne Bottoms Refuge
- 35 miles northwest of Larned, Kansas (Population: 3,598)
- 70 miles northwest of Quivira National Wildlife Refuge
- 2.5 hours northwest of Wichita Dwight D. Eisenhower National Airport (Population of Wichita: 400,991)

**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.*

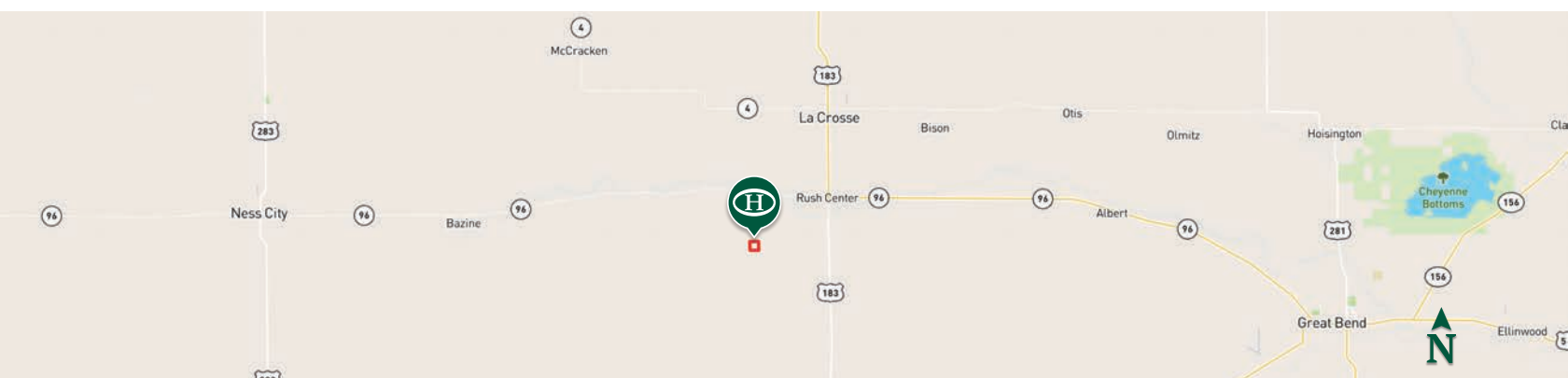




 Boundary

BOUNDARY LINES

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



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