

# 1,020± Acre Russell Co. Kansas Ranch



**Ranch Location:**  
10 miles north of Russell, KS  
½ mile north of the Saline River



*This beautiful, well fenced and watered ranch* offers native grass with excellent carrying capacity for summer grazing and 20 acres productive cropland for wheat or feed. The ranch also provides abundant recreation and hunting potential. Don't miss the opportunity to own a lovely piece of Kansas!

## Ranch Offers 1,020± Scenic & Productive Acres

- ◆ 1,000± Acres Contiguous Native Grass
- ◆ 20± Acres Cropland
- ◆ New 5-Wire Fencing
- ◆ Cross Fencing Included (to be installed to Buyer's specifications)
- ◆ Two Ponds
- ◆ Four Good Wells (one is new with piped water)
- ◆ 20,000 ft. Pipeline Included (to be installed to Buyer's specifications)
- ◆ Eleven 20-foot Fiberglass Tanks
- ◆ Excellent Wildlife & Deer Habitat
- ◆ 2015 Taxes: \$1,869.74

**LISTED PRICE: \$1,185,000**

Ryan W. Shay, Broker / Property Owner



# SHAY REALTY, INC.

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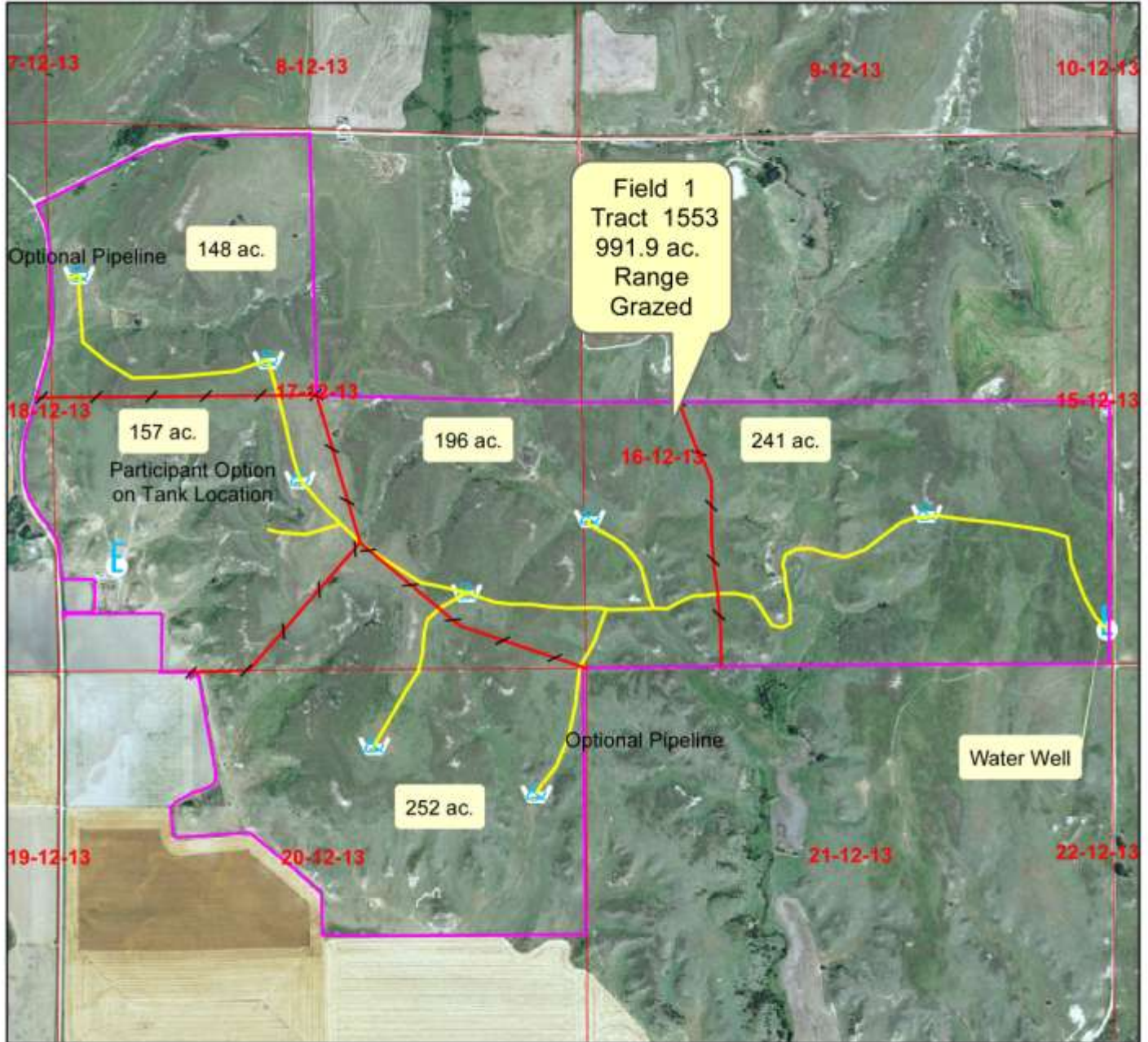
This information, while not guaranteed, is from sources believed to be reliable.

# CONSERVATION PLAN MAP

Date: 3/23/2016

Customer(s): FLYING S RANCH INC  
 District: RUSSELL COUNTY CONSERVATION DISTRICT

Field Office: RUSSELL SERVICE CENTER  
 Agency: USDA-NRCS  
 Assisted By: JAMES L. UNGERER  
 State and County: KS, Russell County, Kansas



### Legend

- Proposed Cross Fences
  - Case PLUs
  - Proposed Pipeline
  - Wells
  - Watering Facilities
  - plss\_a\_ks167
- Pipeline - 16,000  
 Additional Pipeline - 4,800  
 Fence - 12,000



Soil data has been compiled to National Map Accuracy Standards of 1:12,000 scale. Use of this data at larger scales may introduce the appearance of inaccurate line placement.