

Wildcat Creek Farm
13 Road
Moline, KS 67353

\$285,200
57.040± Acres
Elk County



Wildcat Creek Farm
Moline, KS / Elk County

SUMMARY

Address

13 Road

City, State Zip

Moline, KS 67353

County

Elk County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.3786 / -96.3005

Acreage

57.040

Price

\$285,200

Property Website

<https://arrowheadlandcompany.com/property/wildcat-creek-farm-elk-kansas/81947/>



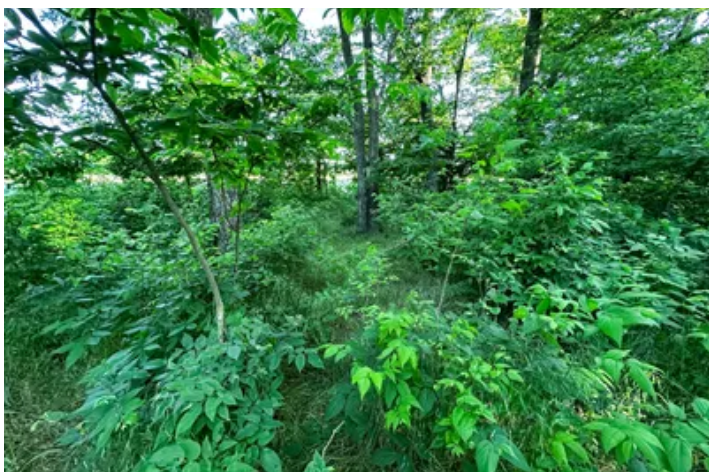
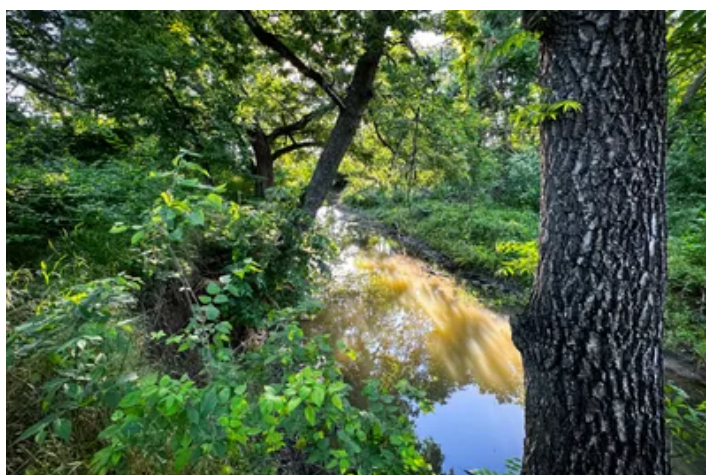
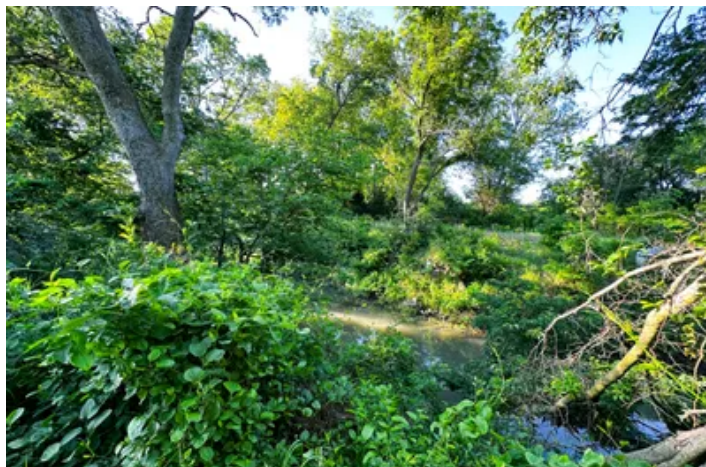
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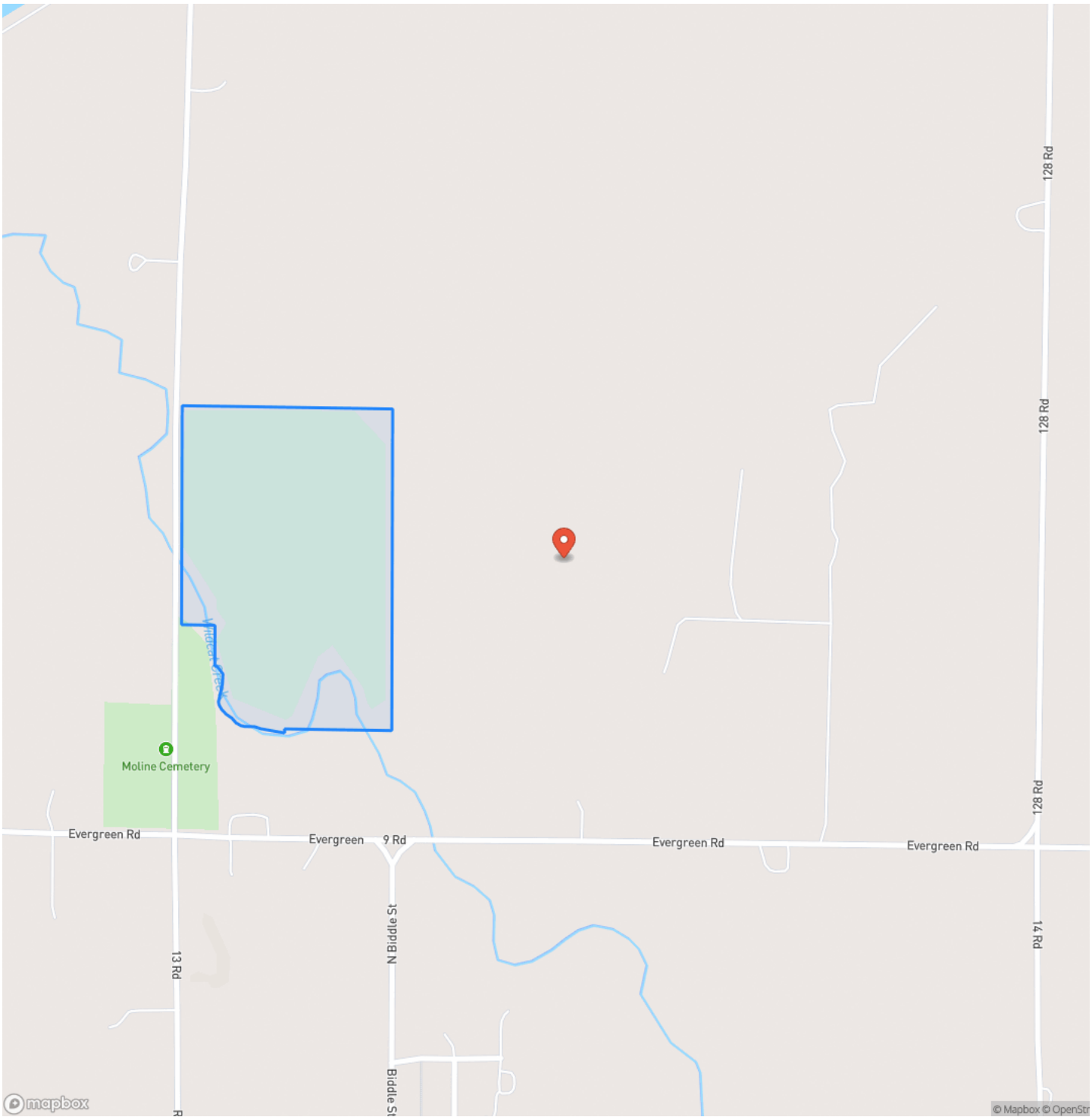
PROPERTY DESCRIPTION

Introducing Wildcat Creek Farm, located in Elk County, Kansas! This +/- 57.04 acre gem is located in the heart of southeast Kansas just north of the quiet community of Moline. This exceptional tract features tillable farmland, dense hardwood cover, and a live creek, all packed into one high performing parcel. Currently planted in lush, thriving wheat, the tillable portion of this farm is composed of highly productive Class II and III soil, mainly silt loam that supports a variety of row crops. The contour is smooth and the field layout efficient, making it ideal for custom operators or investors looking to expand their agricultural operations. What truly sets this farm apart is its hunting potential. Along the west and south boundaries lies a thick corridor of mature timber and creek bottom vegetation, providing secluded cover for whitetailed deer, turkey, and small game. The property borders a winding stretch of Wildcat Creek, a year round water source shaded by towering hardwoods and framed by natural rock formations. From natural pinch points to creek crossings and edge transition zones, the layout of this property offers everything the serious hunter needs. This property is conveniently located +/- 85 miles to the Dwight D. Eisenhower International Airport in Wichita, +/- 57 miles to Coffeyville, Kansas, and only +/- 25 miles to the Oklahoma State line. Don't miss this rare opportunity to own a premier hunting farm with agricultural income in a strong, scenic part of southeastern Kansas. Whether you're looking to expand your farm operation or enjoy the hunt every fall, Wildcat Creek Farm is ready to deliver. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(785\) 814-0355](tel:7858140355).

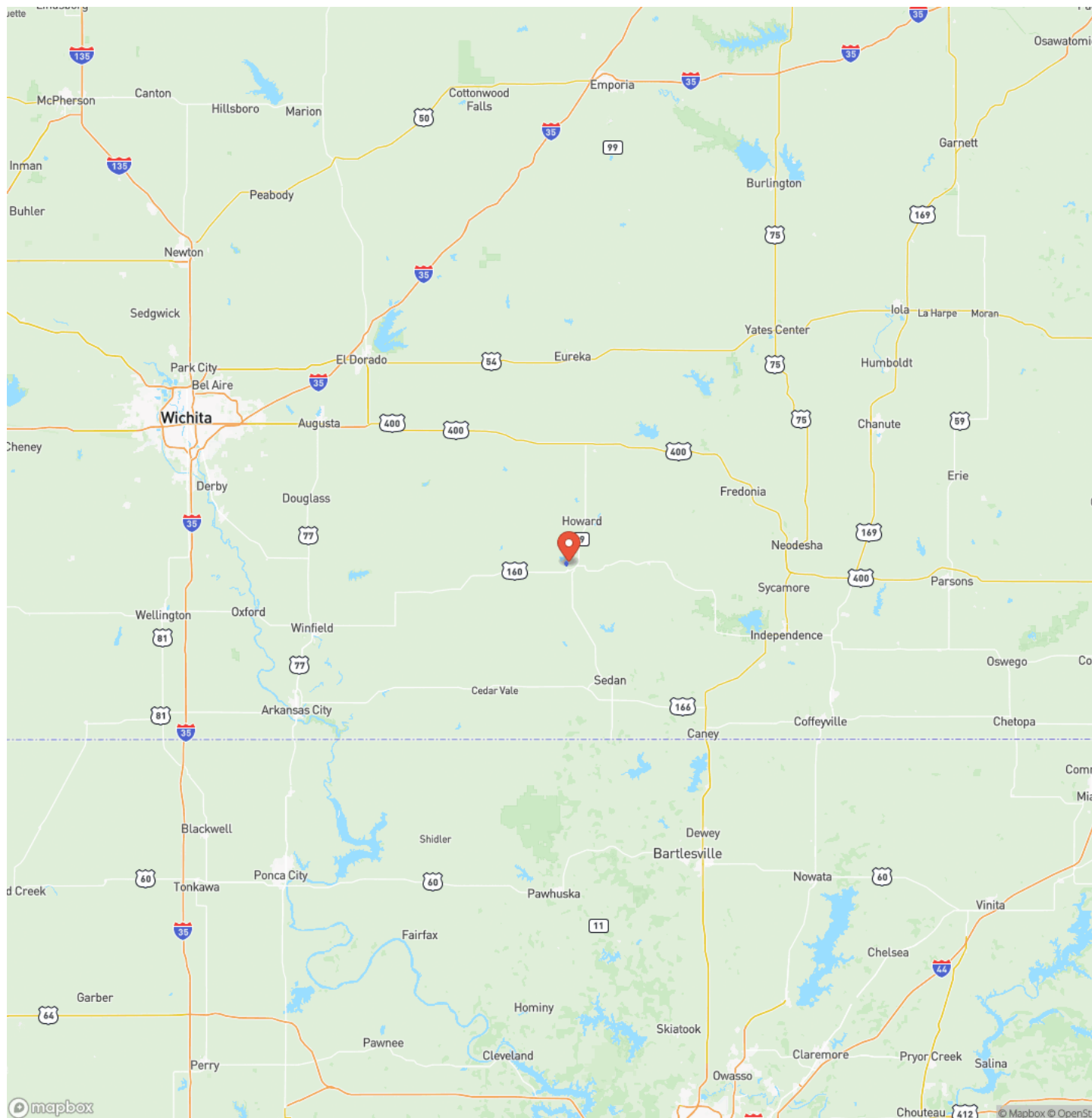
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Moline, KS / Elk County



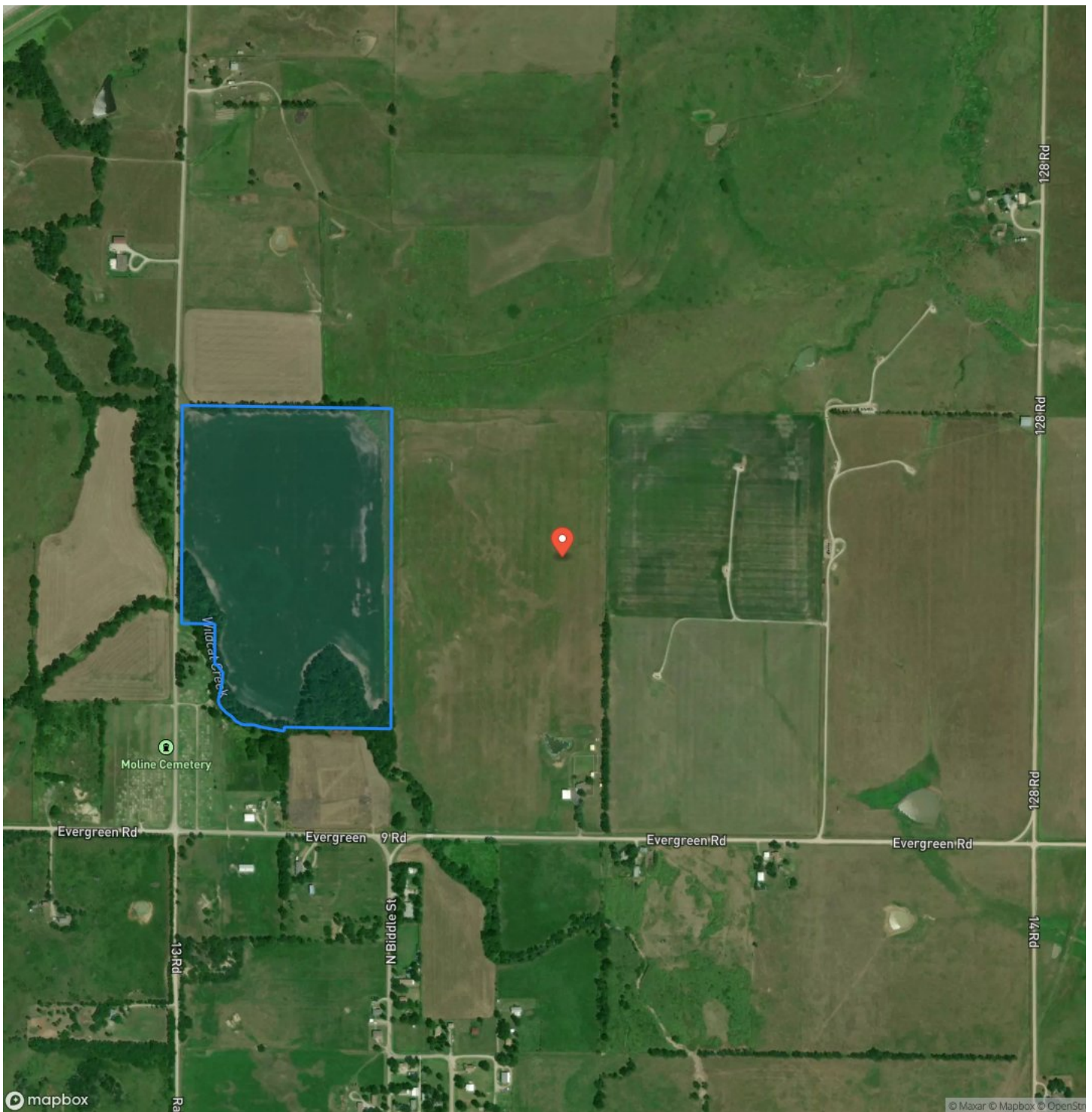
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

