

Little Oak Creek Farm
20 rd County Rd
Esbon, KS 66941

\$440,775
99.610± Acres
Jewell County



Little Oak Creek Farm
Esbon, KS / Jewell County

SUMMARY

Address

20 rd County Rd

City, State Zip

Esbon, KS 66941

County

Jewell County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

39.694207 / -98.483075

Acreage

99.610

Price

\$440,775

Property Website

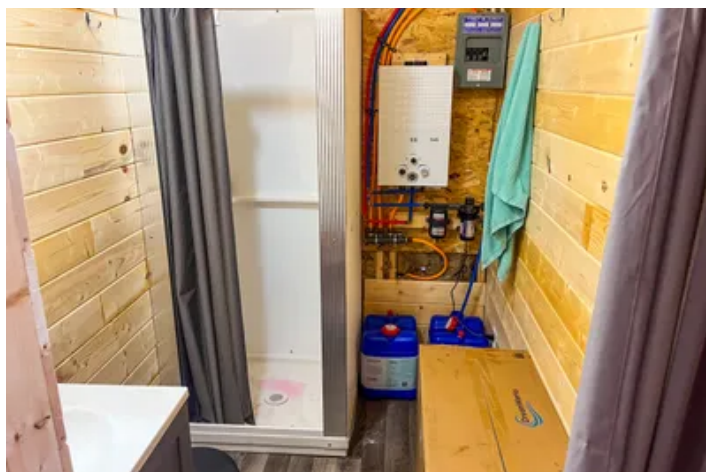
<https://arrowheadlandcompany.com/property/little-oak-creek-farm-jewell-kansas/80424/>



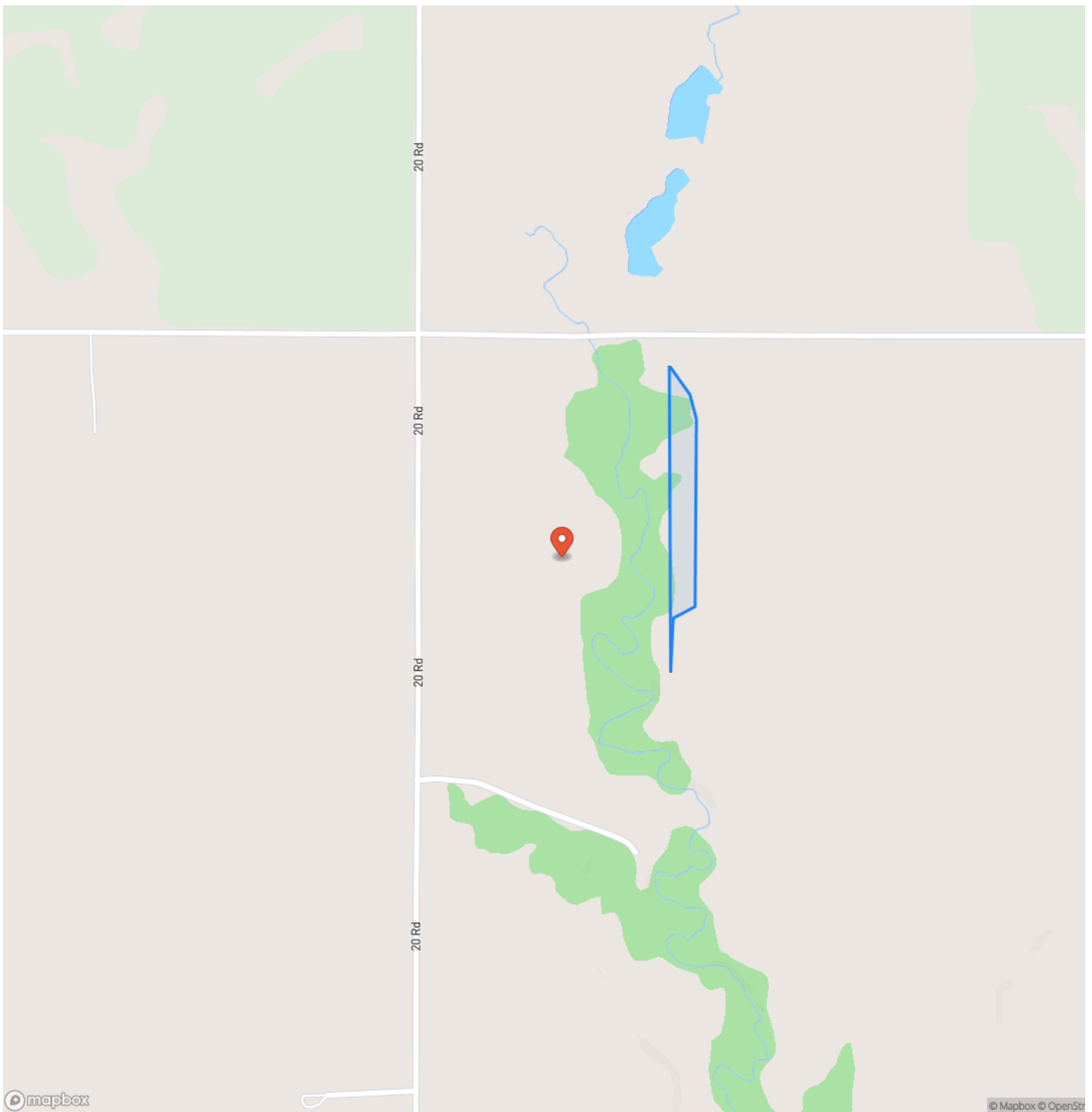
PROPERTY DESCRIPTION

The Little Oak Creek Farm is a slice of native Kansas wildlife habitat that is as pure as it gets! Jewell County and Waconda Lake "Glen Elder Reservoir" (just 13 +/- miles southeast) are famously renowned for giant, heavy horned, large bodied Kansas Whitetails. The Boone and Crockett record book for Jewell County boasts numerous deer over 180" with the largest (taken in 2006) measuring 256" non-typical. This particular farm features a pristine blend of habitat factors that all contribute to growing healthy wildlife of all types. Pheasant, Quail, Turkey, and of course large Whitetails thrive on this property. The property has a great blend of gentle elevation changes, both cool and warm season native grasses, and a live spring fed creek running through the heart of it. Roughly 30% of the farm is in tillable acres which can provide a quality food source and nutrients for wildlife year round. There are numerous pinch points and funnels for deer hunters to access and hunt, and a muddy box blind over a 1 acre food plot in the heart of the property. The land has been groomed and developed with an honest effort to increase wildlife habitat, but the new owner should still feel excited about more potential to further the habitat with bedding cover, TSI, and added food tonnage via food plots or a supplemental feeding program on the property. There is still more that a land steward could do and benefit from here. The property also has an off-grid brand new cabin that is hand made and built to last. The cabin is currently set up to run off a generator but could easily be converted to solar with minimal budget. The serenity, calmness, and native ecosystem of this property will grab the attention and respect of any potential buyer that knows land and quality. All of the elements on this property are exceptional and complementary to each other; which is a rare find. This land is backed by the utmost peace and quiet a person can find, and has limited noise interference from the sound of mankind. If you are looking for a genuine piece of land that has tangible wildlife habitat elements and has been well kept for 100+ years, the Little Oak Creek farm is a property you should consider. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [\(620\) 660-2355](tel:6206602355).

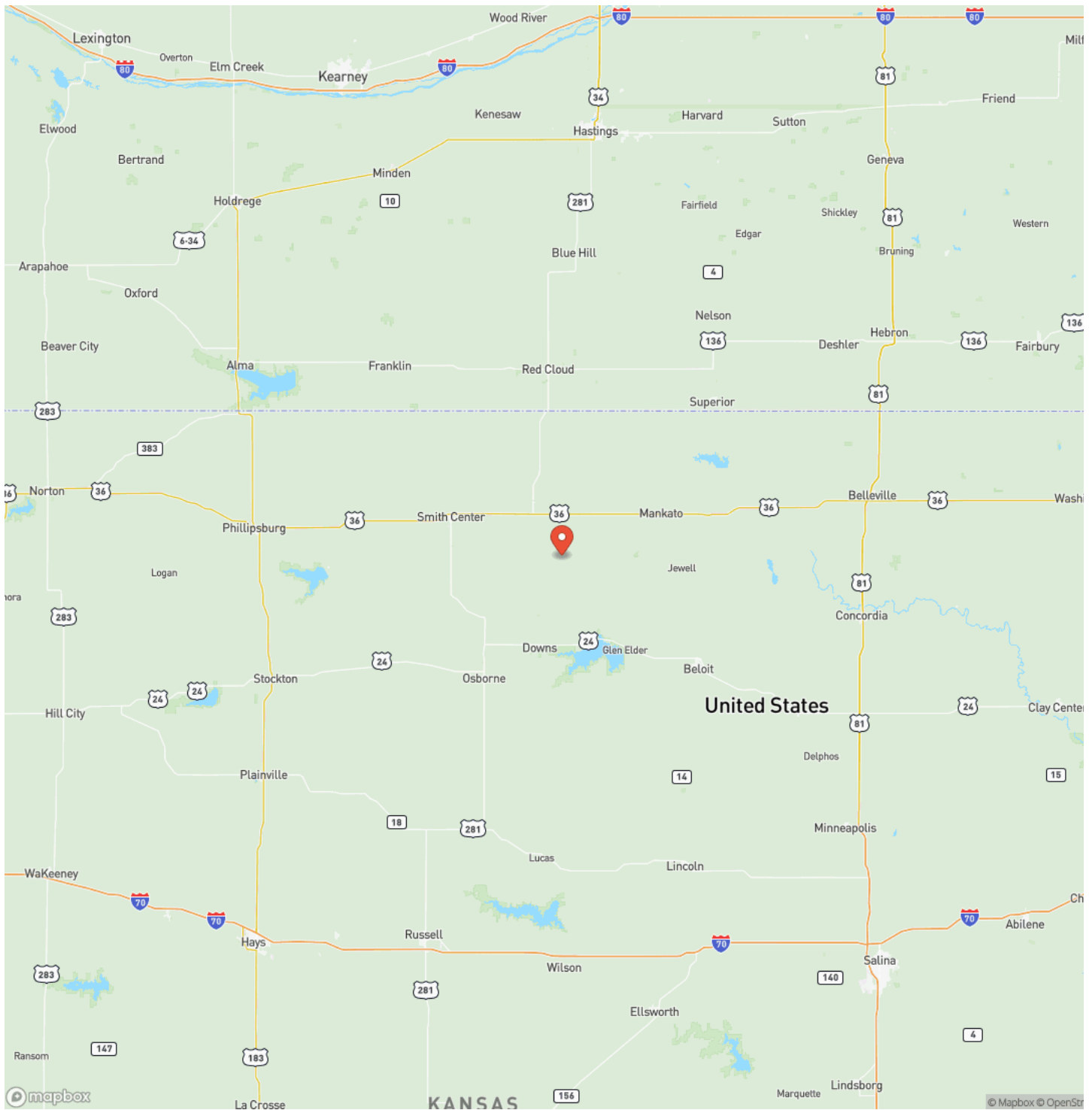
Little Oak Creek Farm
Esbon, KS / Jewell County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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.



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.

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