

Little Beaver Creek Recreational Farm
192 nd Rd
Winfield, KS 67156

\$229,750
58.170± Acres
Cowley County



Little Beaver Creek Recreational Farm
Winfield, KS / Cowley County

SUMMARY

Address

192 nd Rd

City, State Zip

Winfield, KS 67156

County

Cowley County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

37.198136 / -97.078857

Acreage

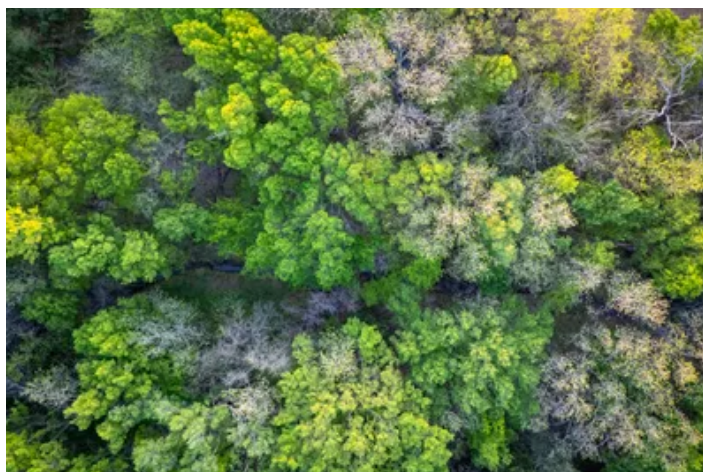
58.170

Price

\$229,750

Property Website

<https://arrowheadlandcompany.com/property/little-beaver-creek-recreational-farm-cowley-kansas/80420/>



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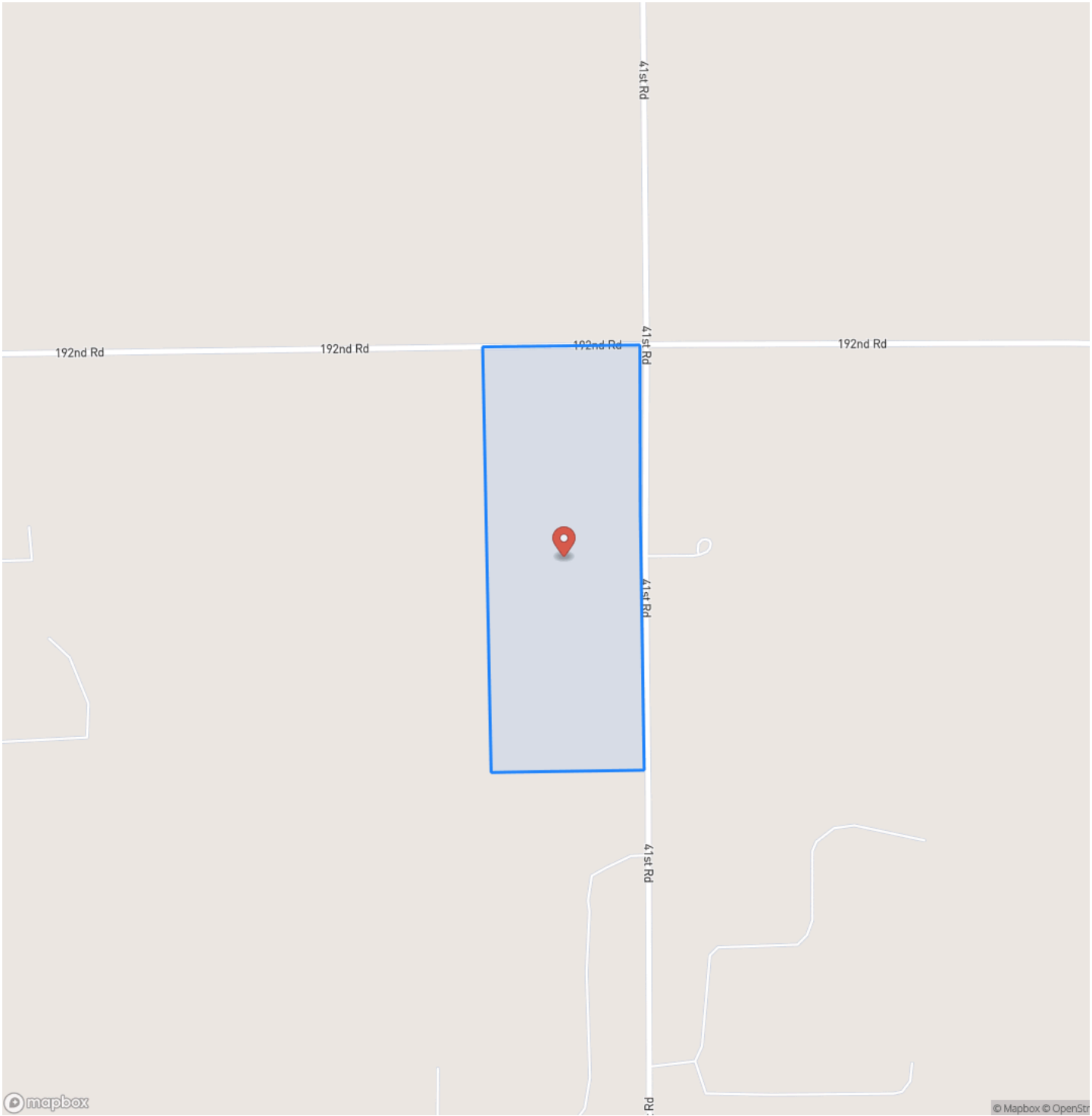
PROPERTY DESCRIPTION

Welcome to the Little Beaver Creek Recreational Farm! This property is situated in Beaver Township, within the fertile soils of Cowley County, Kansas. This particular 58.17 ± acre farm lies just 2.5 ± miles northeast of the Arkansas River. It's a perfect fit for any buyer looking for an affordable, small-acreage tract to work and enhance the habitat base for wildlife. Due to its proximity to the Arkansas River, very large, mature bucks frequently use the property as they age and seek out small, secluded, low-pressure areas. The farm has produced multiple deer scoring over 160" in recent years, with one buck harvested within the township section grossing over 180". This trend is typical for the area, where large mature bucks are consistently harvested on small parcels within approximately 3 miles of a major riparian corridor. The farm also offers productive soils with numerous options: food plots, continued cash rent farming, or potential CRP grassland opportunities through the NRCS. Each of these paths could enhance wildlife habitat and provide potential income for the new owner. A drainage area in the center of the property could support the development of a small ½-acre pond—ideal for waterfowl hunting, fishing, and providing quality water for wildlife. Quail and pheasant are commonly seen on the property, along with a variety of furbearing animals. Located only 45 ± minutes from the Wichita metro area, this property allows for convenient access—making it possible to hit the deer stand shortly after clocking out from work. Mineral rights do not transfer. All showings are by appointment only. For more information or to schedule a private viewing, please contact Drew Palmer at [\(620\) 660-2355](tel:6206602355).

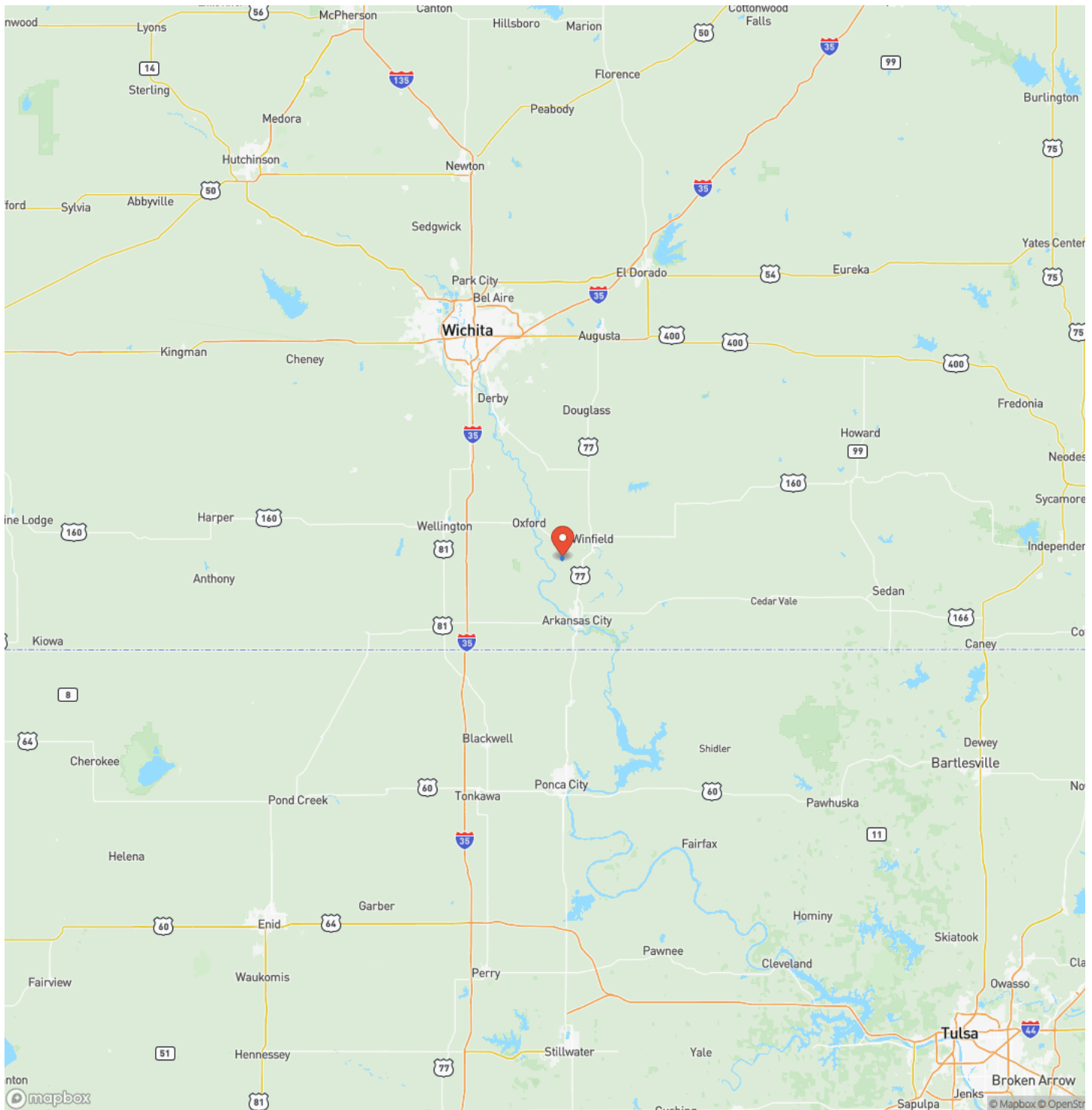
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Locator Map



Locator Map



Satellite Map



Little Beaver Creek Recreational Farm
Winfield, KS / Cowley County

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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DISCLAIMERS

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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

