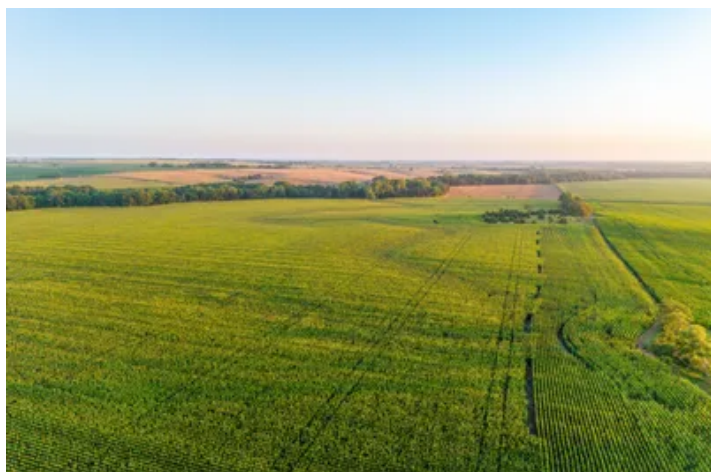
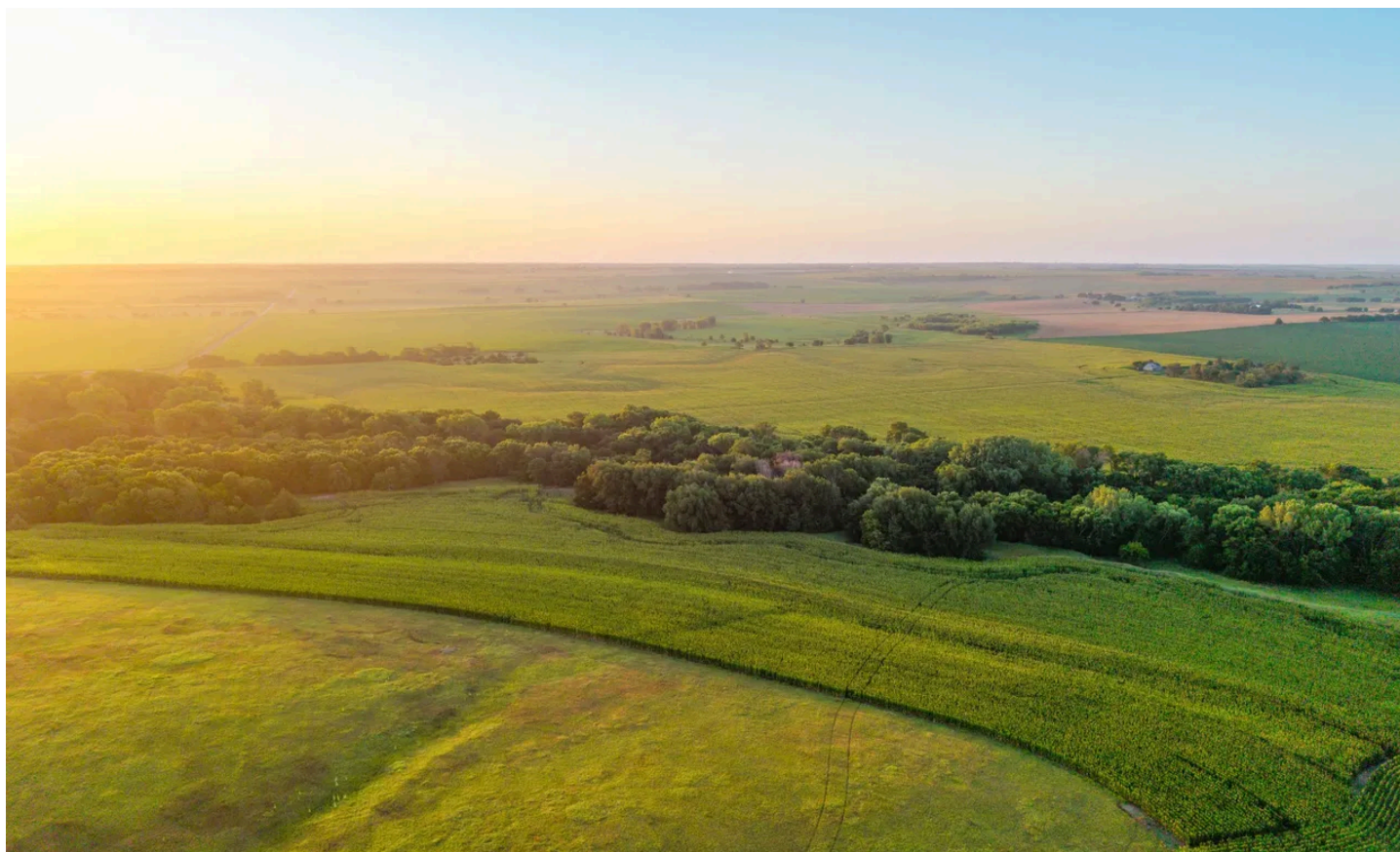


East White Rock Creek Legacy Farm
0000 U Rd
Burr Oak, KS 66936

\$736,000
156.500± Acres
Jewell County



East White Rock Creek Legacy Farm
Burr Oak, KS / Jewell County

SUMMARY

Address

0000 U Rd

City, State Zip

Burr Oak, KS 66936

County

Jewell County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.854 / -98.338

Acreage

156.500

Price

\$736,000

Property Website

<https://arrowheadlandcompany.com/property/east-white-rock-creek-legacy-farm-jewell-kansas/113143/>

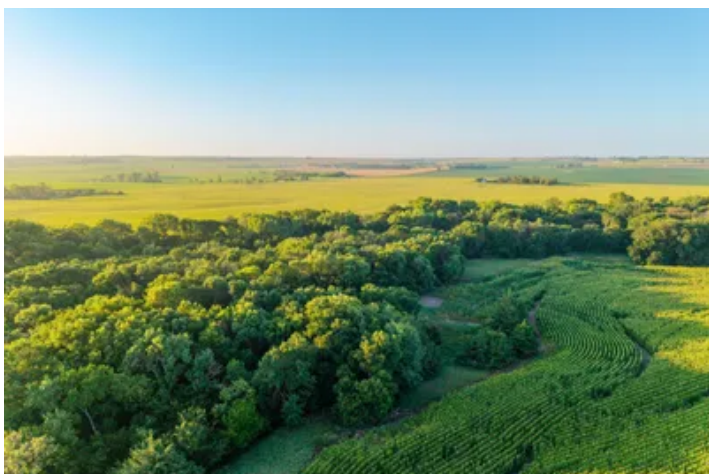
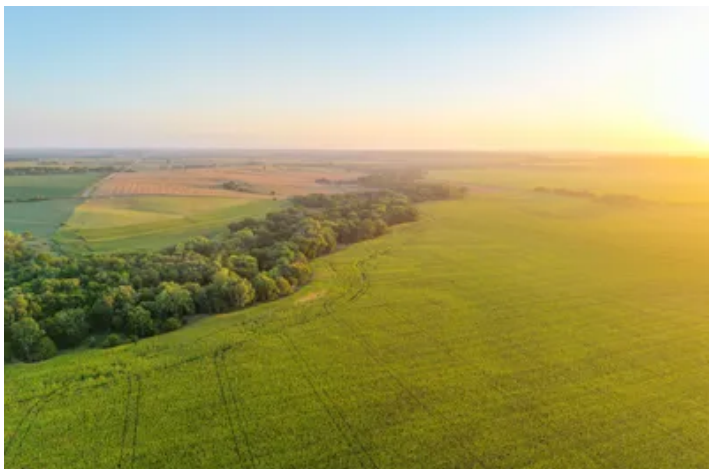


PROPERTY DESCRIPTION

Whether your goal is producing crops, building a hunting property, or investing in quality Kansas land, this 156.5+/- acre tract in Jewell County offers an impressive combination of productive farmland and excellent recreational habitat. Approximately 3,300 feet of creek winds through 26+/- acres of mature timber, creating a natural travel corridor for wildlife. Tall native grasses and thick undergrowth provide excellent bedding cover, while the timber offers shade and security throughout the seasons. On the south end of the creek, a natural spring flows into the water, supplying a steady source of ice-cold water where fish were seen actively swirling. Turkeys have also been observed on the property, highlighting the strong recreational potential this farm has to offer. The property is easily accessed by a private easement road from the south, with county road frontage along the north side. Power runs through the property, making it well suited for a future home, hunting cabin, or farmstead. An old farmhouse and barn located on the southeast portion of the property add character and reflect the rich agricultural history of the area. Approximately 118+/- acres are currently tillable and feature quality soils throughout. Around 78% of the tillable acreage is made up of Roxbury silt loam, with the balance consisting primarily of Armo loam and clay loam soils. Together, these soils produce an average NCCPI rating of 65, offering strong agricultural potential. Located approximately 3+/- miles southwest of Burr Oak, 18+/- miles south of the Nebraska state line, 30+/- miles north of Glen Elder and Waconda Lake, and 60+/- miles northwest of Concordia, this property is well positioned for both local operators and out-of-area buyers looking for a productive farm with outstanding recreational opportunities. The adjacent 238.09 +/- acres is also available for purchase. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Trevor Olsen at [\(620\) 786-1482](tel:6207861482).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

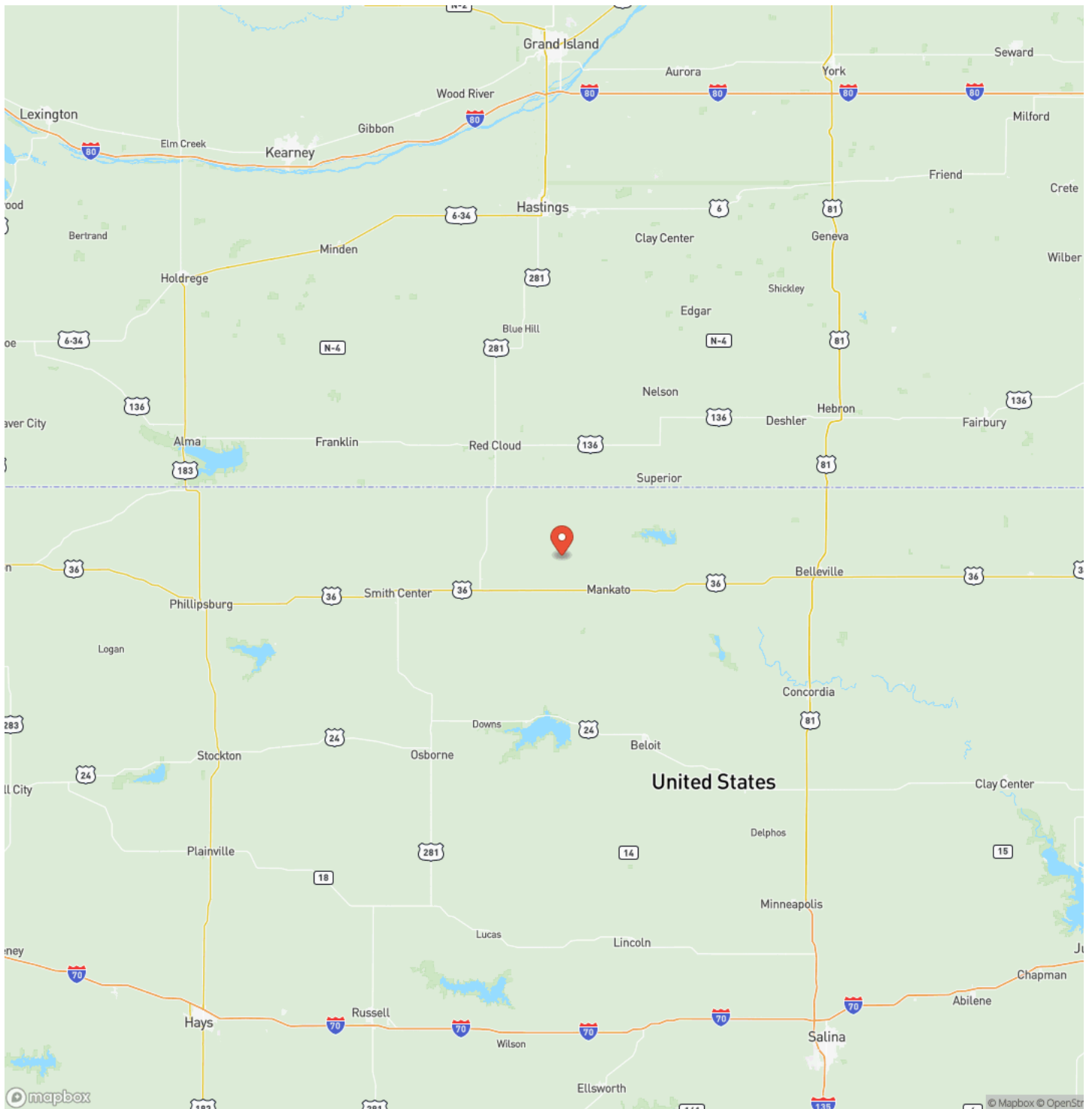
**East White Rock Creek Legacy Farm
Burr Oak, KS / Jewell County**



Locator Map



Locator Map



Satellite Map



East White Rock Creek Legacy Farm
Burr Oak, KS / Jewell County

LISTING REPRESENTATIVE
For more information contact:



Representative
Trevor Olsen
Mobile
(620) 786-1482
Email
trevor.olsen@arrowheadlandcompany.com
Address
2427 Shawnee Drive
City / State / Zip

NOTES

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<https://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.

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