

Sawmill Creek Farm
901-949 360th Ave
Burdett, KS 67523

\$832,810
302.840± Acres
Pawnee County



Sawmill Creek Farm
Burdett, KS / Pawnee County

SUMMARY

Address

901-949 360th Ave

City, State Zip

Burdett, KS 67523

County

Pawnee County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.11284 / -99.56121

Acreage

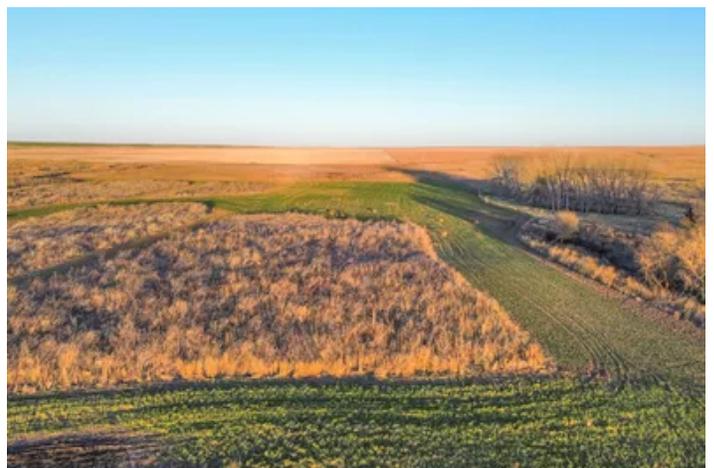
302.840

Price

\$832,810

Property Website

<https://arrowheadlandcompany.com/property/sawmill-creek-farm-pawnee-kansas/101161/>



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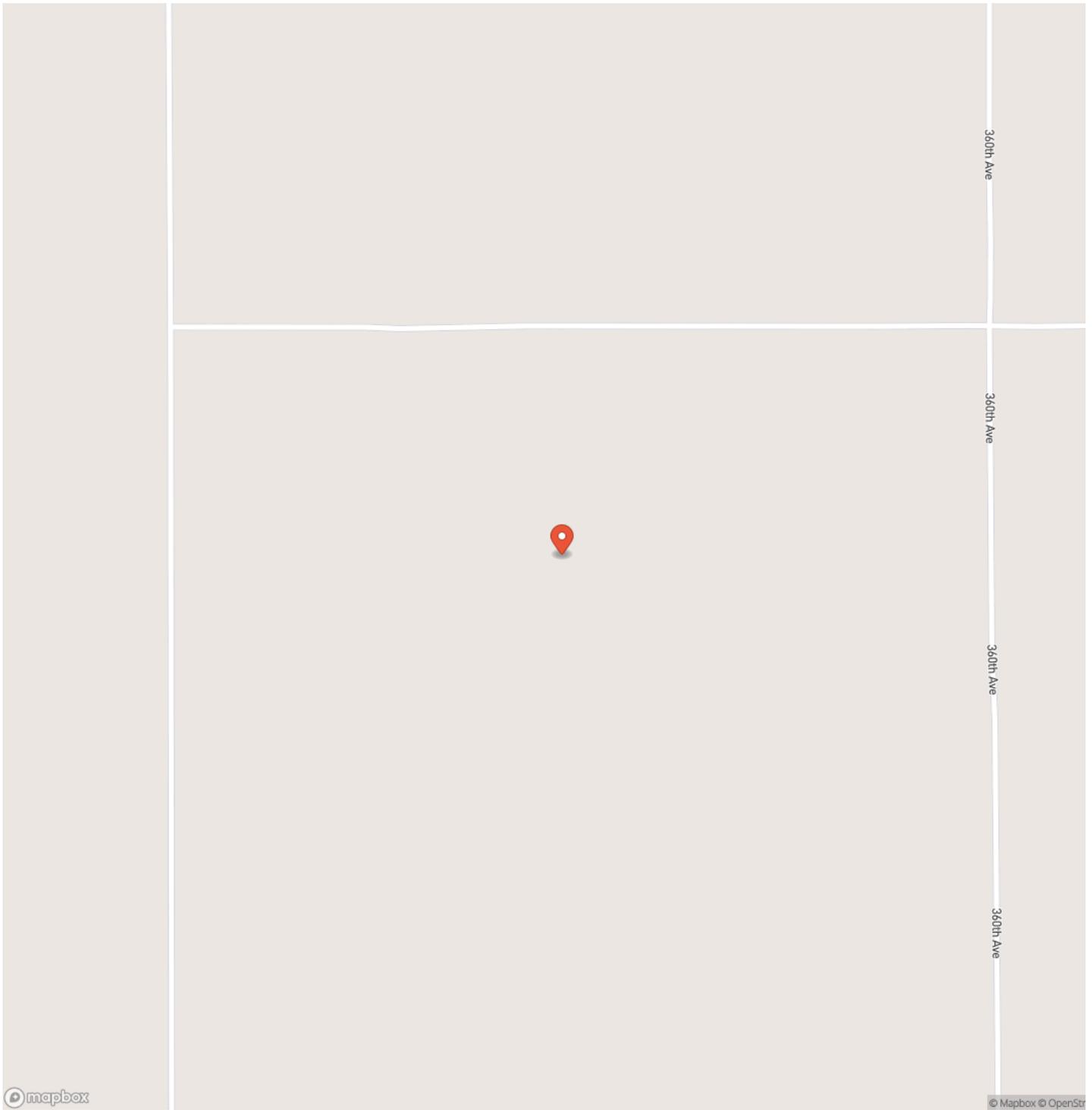
PROPERTY DESCRIPTION

Introducing the Sawmill Creek Farm, 302.84 +/- acres in Pawnee County, Kansas! This farm truly has it all from hunting opportunities to strong ag income! Sawmill Creek Farm has about +/- 200 acres of dryland tillable that provides a great return and the rest of the property is made up of waterways and grassland. Sawmill Creek runs through the property and helps feed the marsh ground, creating excellent wildlife habitat and adding to the overall hunting appeal. The deer hunting on this place is solid and has been for generations; along with the area being proven to produce incredible genetics! The way this property lays out with crop ground, native grass, and natural travel corridors makes it hunt really well. The live water from Sawmill Creek adds so much life to this property, you really need to see it to believe it. The upland hunting here is also a big bonus with good pheasant and quail numbers, and with the live water, marsh areas, and surrounding ag, there is also potential for some waterfowl hunting when conditions are right. It's the kind of property that gives you something to look forward to in multiple seasons. If you are looking for a tract that offers income producing farm ground along with solid deer hunting, great upland bird hunting, and additional recreational upside, this Pawnee County property is worth a look! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Abe Peters at [\(620\) 388-4900](tel:6203884900). 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.

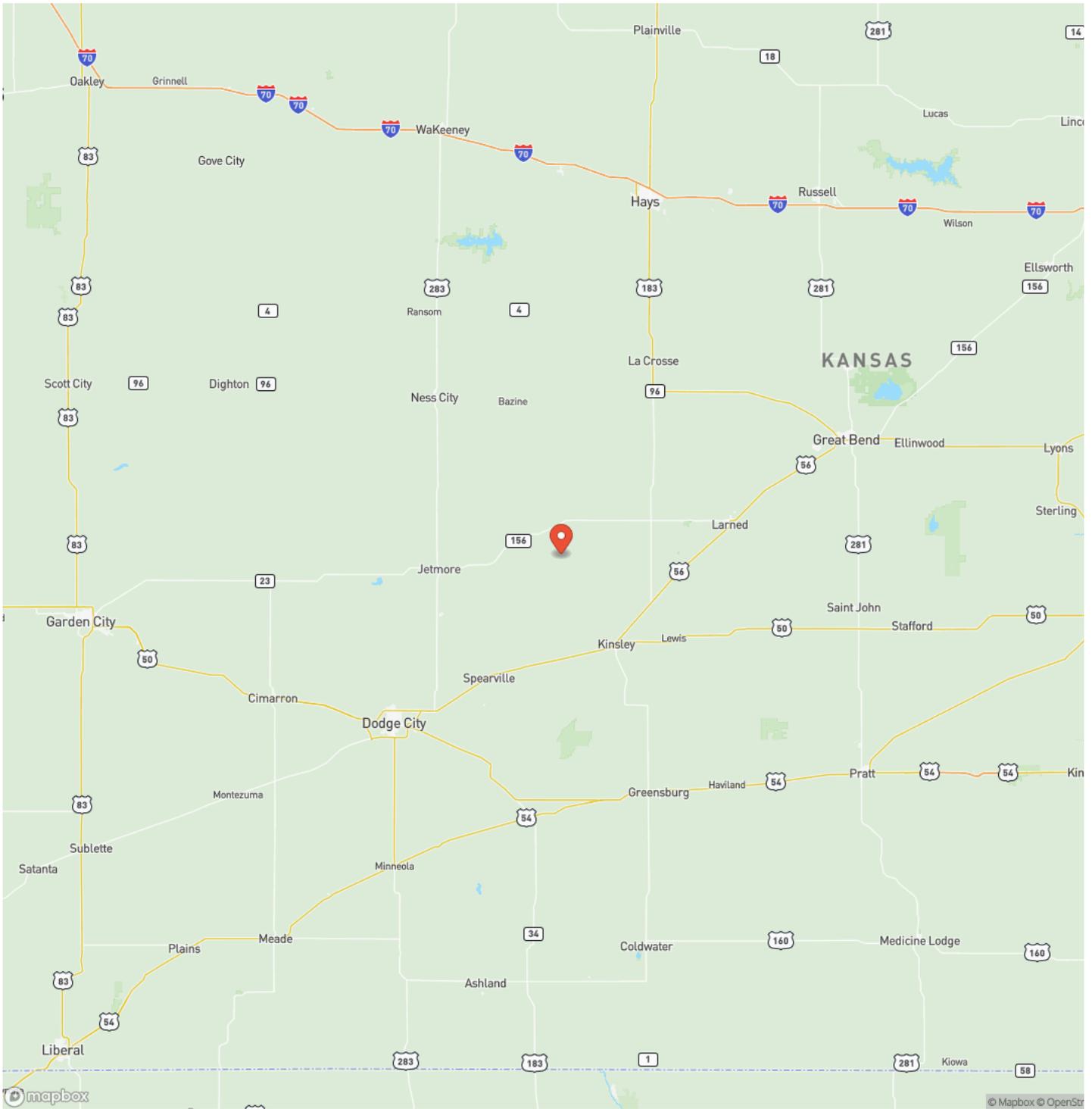
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Locator Map



Locator Map



Satellite Map



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.

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