

Mud Creek Farm
0000 3000th St
Moran, KS 66755

\$630,000
147.760± Acres
Allen County



Mud Creek Farm
Moran, KS / Allen County

SUMMARY

Address

0000 3000th St

City, State Zip

Moran, KS 66755

County

Allen County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.83915 / -95.258

Acreage

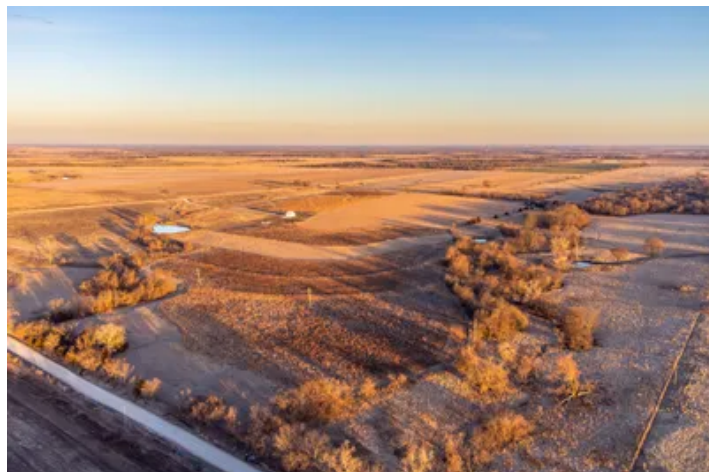
147.760

Price

\$630,000

Property Website

<https://arrowheadlandcompany.com/property/mud-creek-farm-allen-kansas/99589/>



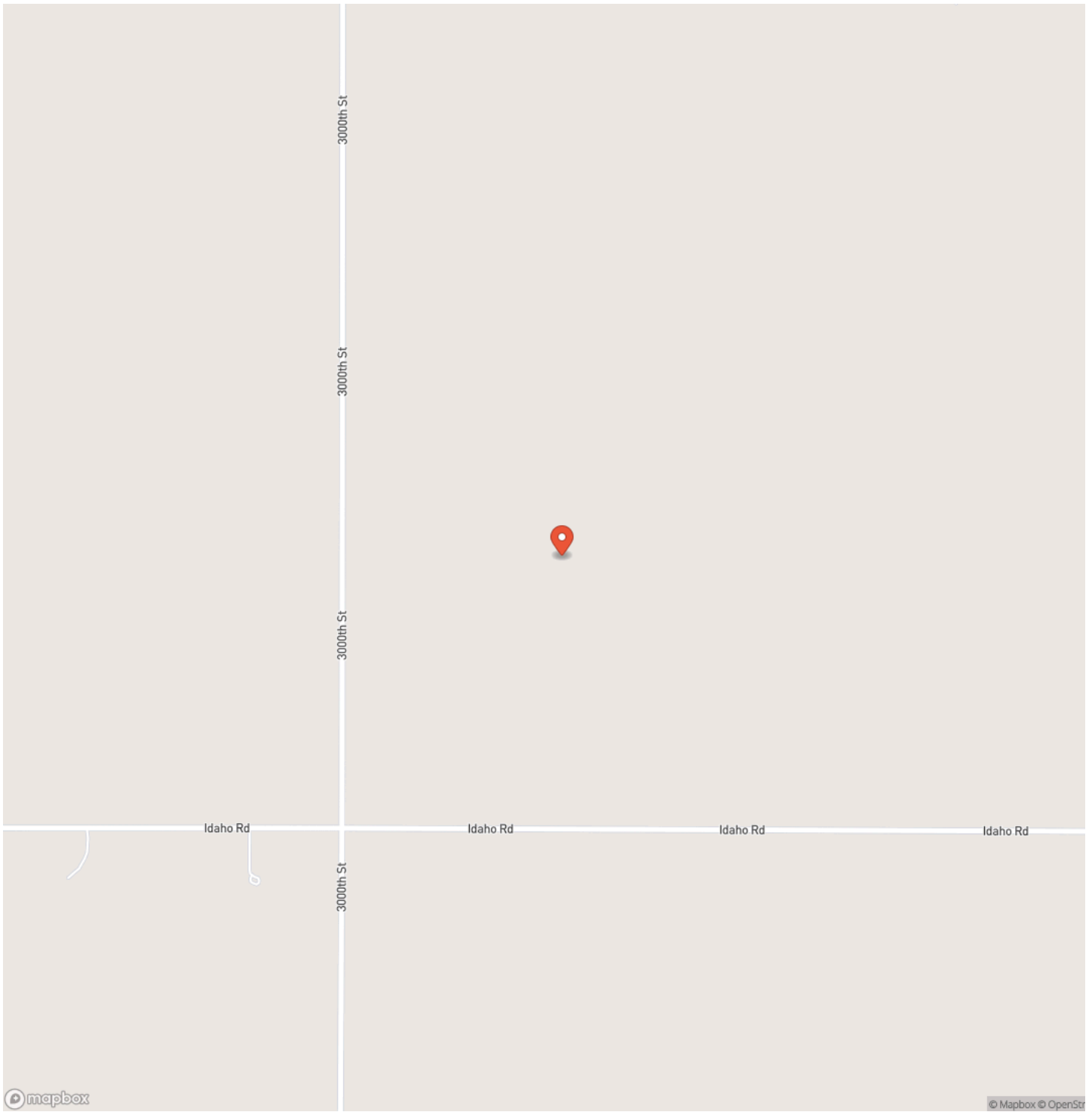
PROPERTY DESCRIPTION

If you're looking for a property that combines income potential with outstanding hunting opportunity, this 147.76 +/- acre tract checks all the boxes! Featuring two ponds, excellent soils, fencing that divides the east and west sides, and road access from both the south and west, this tract is well-suited for farming and cattle operations. Located in a historically strong deer neighborhood, the property shows abundant deer sign throughout. A thick stretch of timber connecting two larger wooded tracts creates a natural travel corridor, making it an ideal rut hunting location. Waterfowl have also been observed on the property, adding to its diverse recreational appeal. With a balanced mix of open ground, water, and timber, this property provides excellent potential for agriculture, livestock, and outdoor enjoyment. Whether you are looking to expand a cattle operation, invest in quality land, or own a premier hunting property, this tract offers it all! Boundary lines are approximate. A survey is included in the photos and should be reviewed to confirm property boundaries. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Austin Lovewell at [\(620\) 687-5050](tel:6206875050) . 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.

**Mud Creek Farm
Moran, KS / Allen County**



Locator Map



Satellite Map



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

