

Holly Creek Farm
E Road 10 N
Hoxie, KS 67740

\$217,800
87.120± Acres
Sheridan County



Holly Creek Farm
Hoxie, KS / Sheridan County

SUMMARY

Address

E Road 10 N

City, State Zip

Hoxie, KS 67740

County

Sheridan County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

39.355211 / -100.245643

Acreage

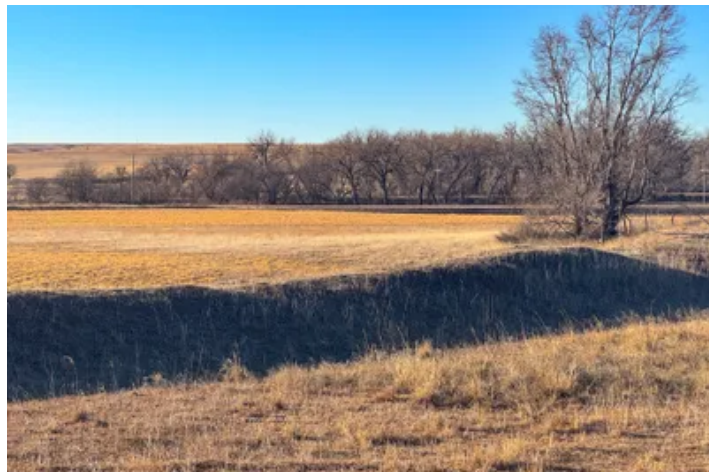
87.120

Price

\$217,800

Property Website

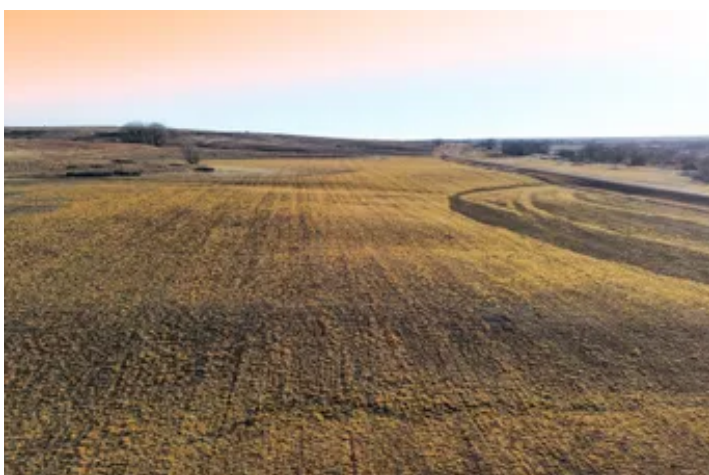
<https://arrowheadlandcompany.com/property/holly-creek-farm-sheridan-kansas/75218/>



PROPERTY DESCRIPTION

Welcome to Holly Creek Farm! This gorgeous property is located off Highway 24, just east of Hoxie. It consists of 44+/- acres of dryland tillable ground currently planted in alfalfa and 43+/- acres of pasture grassland. In the center of the farm, you'll find a natural spring that keeps the surrounding ground saturated. On the western side of the property, there is a creek with scattered trees, offering potential for hunting turkeys or big bucks along the creek edge. This property offers more than agriculture, cattle, and recreational opportunities—it also has potential as a build site. The northeast corner sits atop a large hill, providing stunning views of the beautiful Kansas landscape, with water and power conveniently located nearby. Don't miss this incredible opportunity to own a piece of Kansas heartland. The property is just 10+/- miles from Hoxie, 40+/- miles from Colby, 20+/- miles from Hill City, and only 1+/- mile from Sheridan County Lake. All showings are by appointment only. For more information or to schedule a private viewing, please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

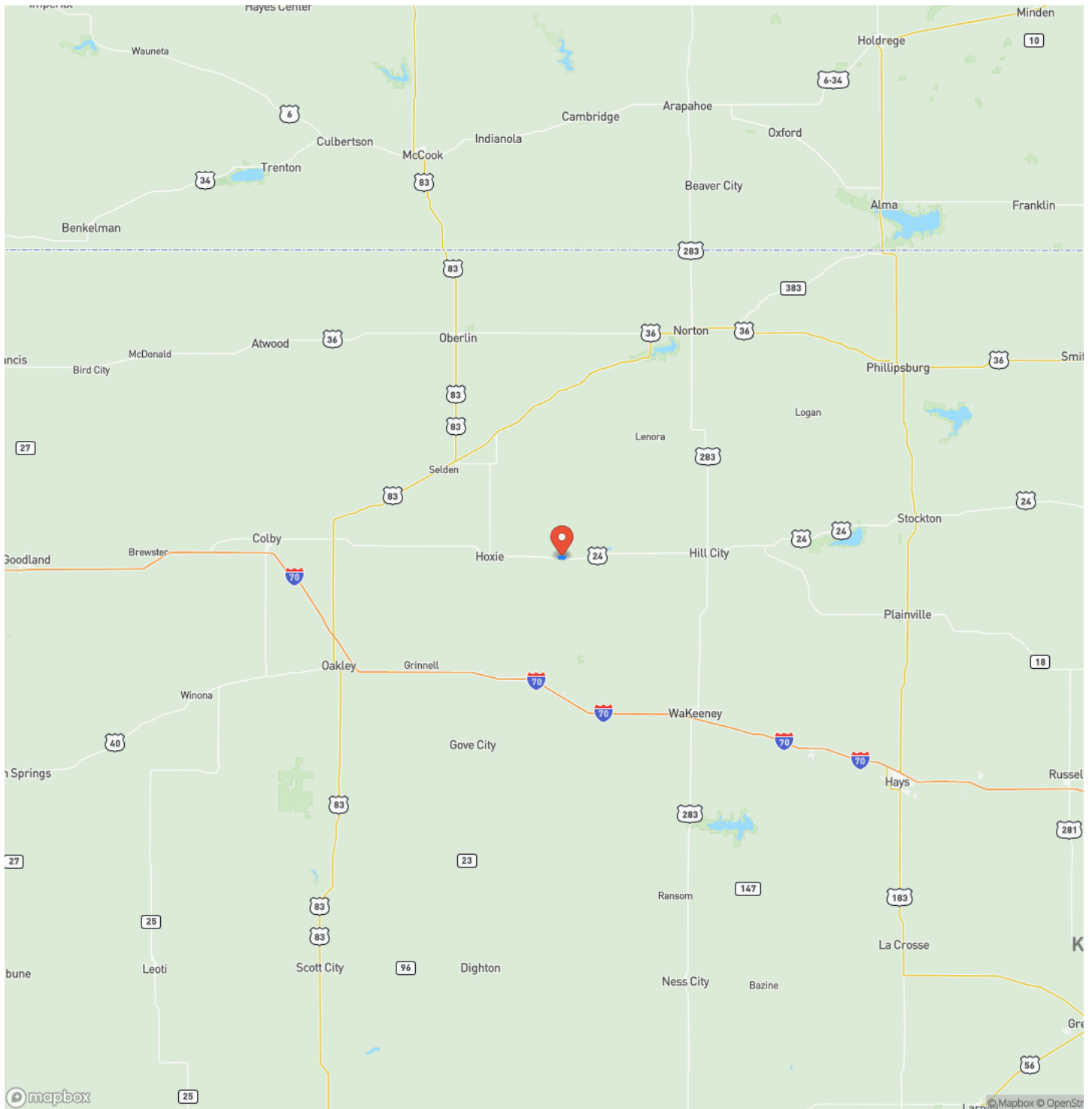
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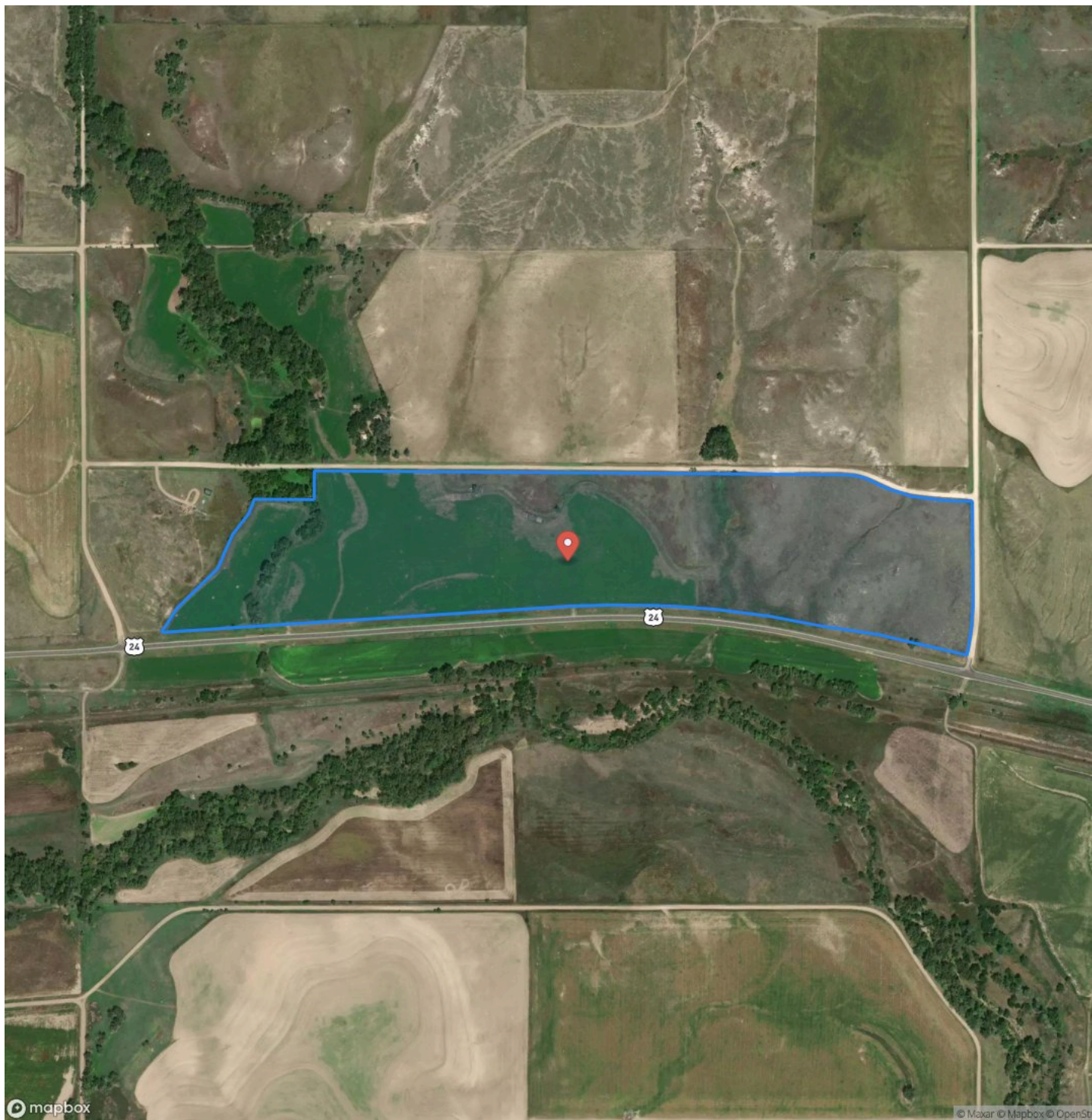
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

doug.wagoner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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.

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