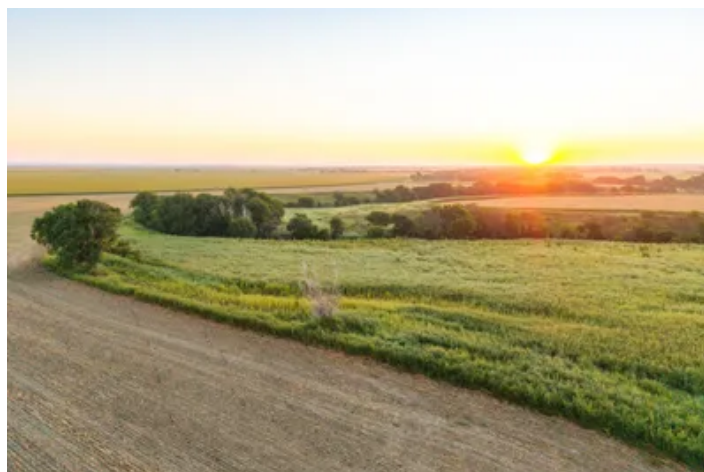
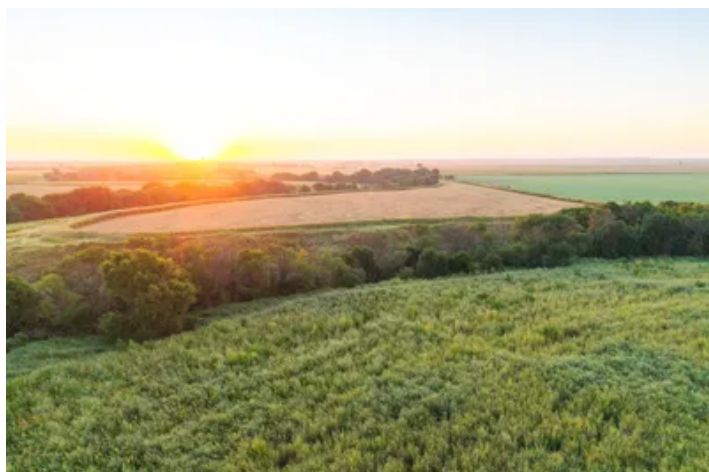


Buckner Creek Farm
NE 234 Rd
Burdett, KS 67523

\$283,500
81± Acres
Hodgeman County



Buckner Creek Farm
Burdett, KS / Hodgeman County

SUMMARY

Address

NE 234 Rd

City, State Zip

Burdett, KS 67523

County

Hodgeman County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.178388 / -99.601936

Acreage

81

Price

\$283,500

Property Website

<https://arrowheadlandcompany.com/property/buckner-creek-farm-hodgeman-kansas/88442/>

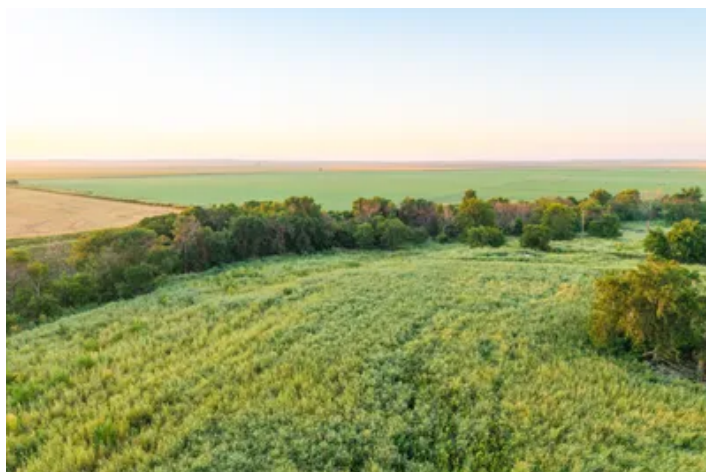
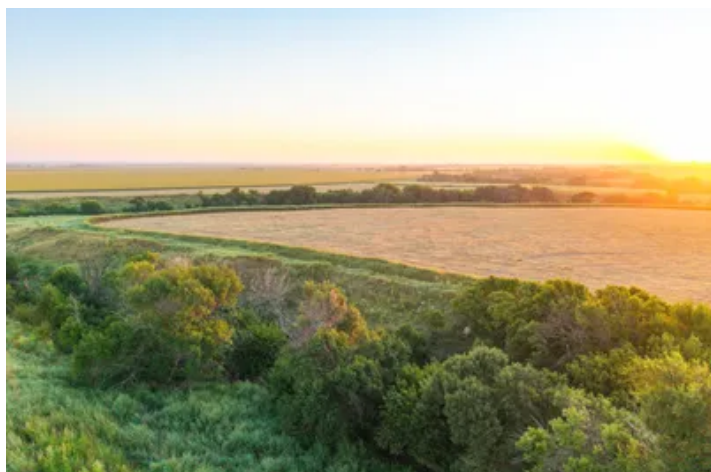


PROPERTY DESCRIPTION

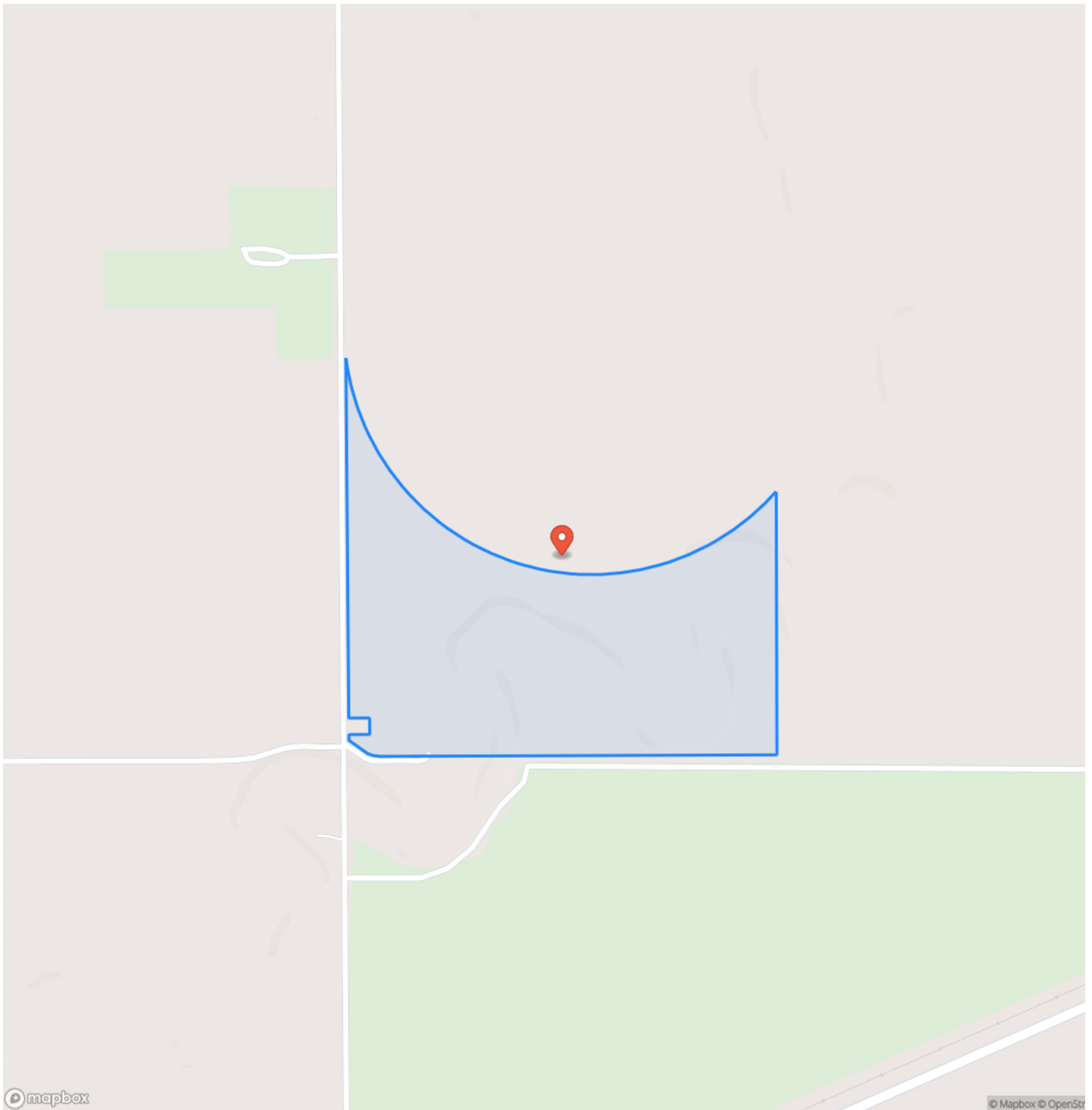
This 81 +/- acre farm just west of Burdett, Kansas offers the perfect mix of income and recreation! The property is enrolled in 59 +/- acres of CRP, providing annual returns of \$3,010. The contract runs from October 1, 2024, through September 30, 2034, ensuring steady income while also creating excellent wildlife habitat. Buckner Creek winds through the middle of the property, carving out topography that not only adds character but also serves as a natural magnet for deer, turkeys, and upland birds. The rolling terrain along the creek makes the property feel bigger than its acreage, with thick switchgrass in the bottoms providing excellent cover. While walking the property, a few pheasants were flushed along the creek edge and deer sign scattered on the field edges. This farm has a great amount of food and cover to produce giant bucks year after year. The possibility of being able to hunt so many different species on one property is impressive and rare. From pheasant and quail to whitetail and mule deer, along with turkeys, ducks, and geese, this farm offers a wide variety of hunting. With water and electricity available, there's also potential to add a cabin or hunting camp just off the dirt road. The southwest corner of the property would be an amazing place to build and look out over the entire farm as the sun rises! If you're looking for a property that can earn you income while delivering year-round recreation, this farm checks every box! Contact listing agent for harvest photos. 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 [\(419\) 236-6705](tel:4192366705).

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.

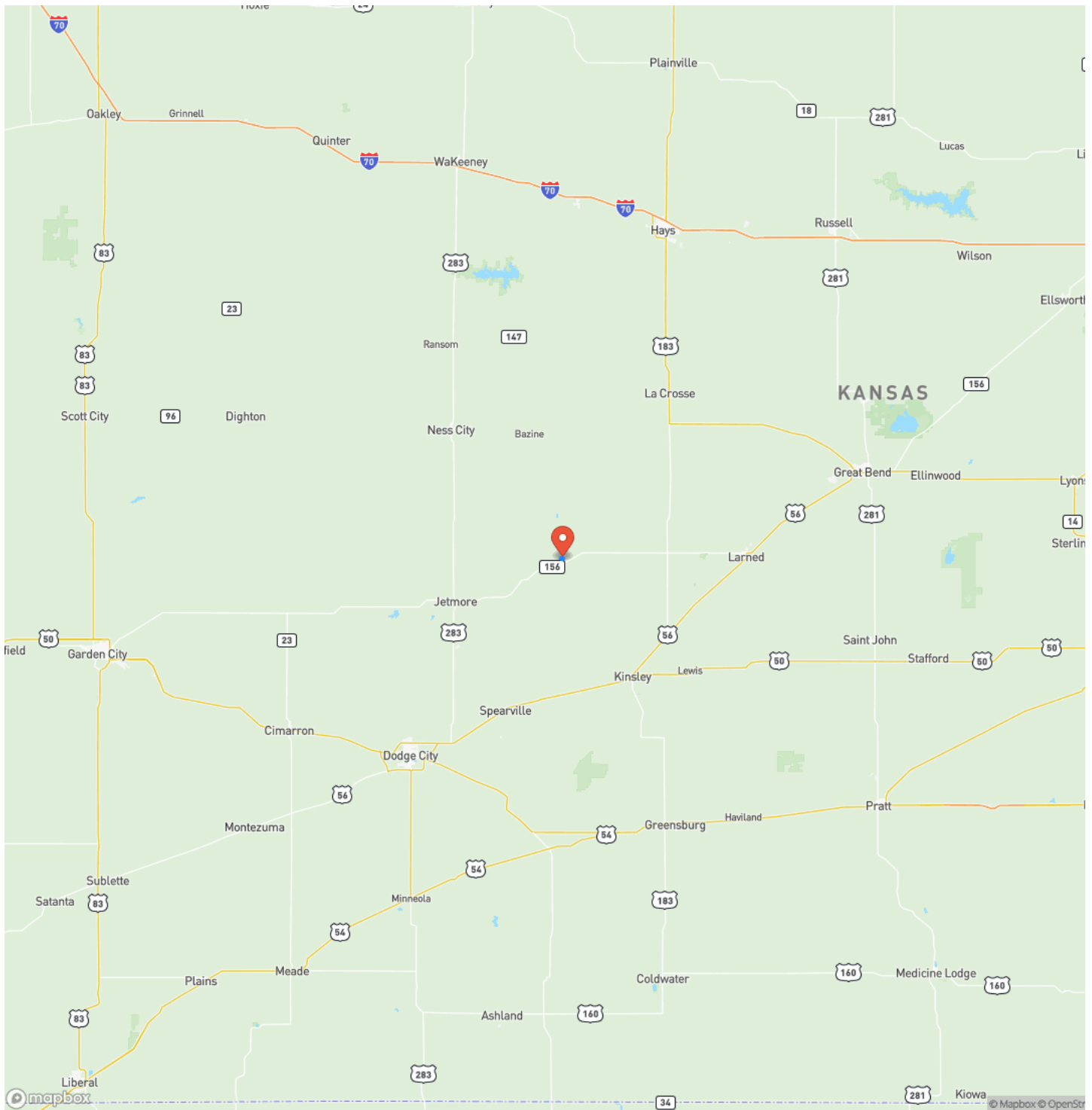
Buckner Creek Farm
Burdett, KS / Hodgeman County



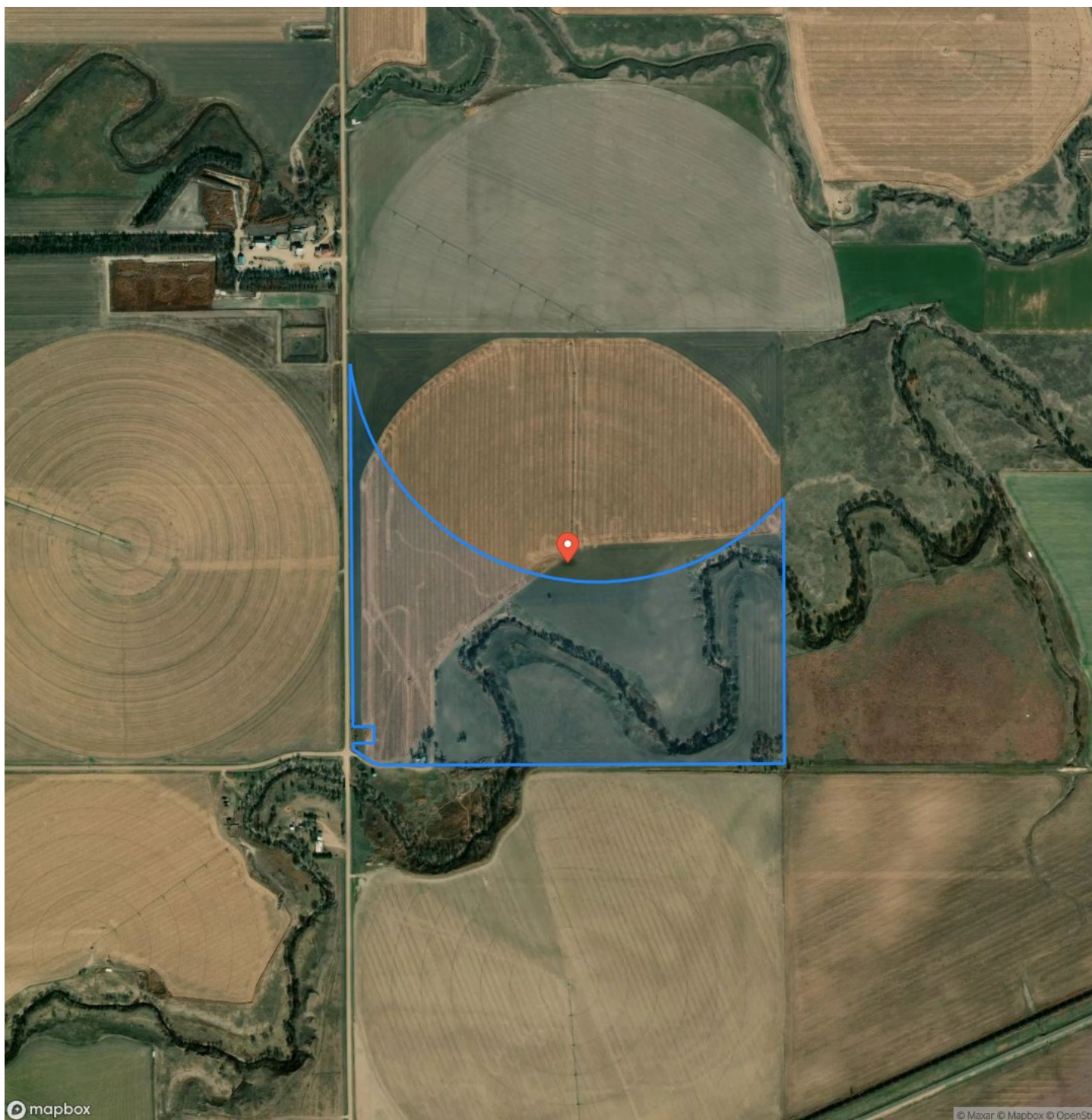
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Abe Peters

Mobile

(419) 236-6705

Email

abe.peters@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.

[illegible]

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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