

**Center Fork Tillable/Grass Farm**  
130th Ave  
Morland, KS 67650

**\$207,965**  
144.86± Acres  
Graham County



**Center Fork Tillable/Grass Farm  
Morland, KS / Graham County**

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**SUMMARY**

**Address**

130th Ave

**City, State Zip**

Morland, KS 67650

**County**

Graham County

**Type**

Farms, Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

39.293473 / -100.153886

**Acreage**

144.86

**Price**

\$207,965

**Property Website**

<https://arrowheadlandcompany.com/property/center-fork-tillable-grass-farm/graham/kansas/92100/>



## Center Fork Tillable/Grass Farm Morland, KS / Graham County

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### **PROPERTY DESCRIPTION**

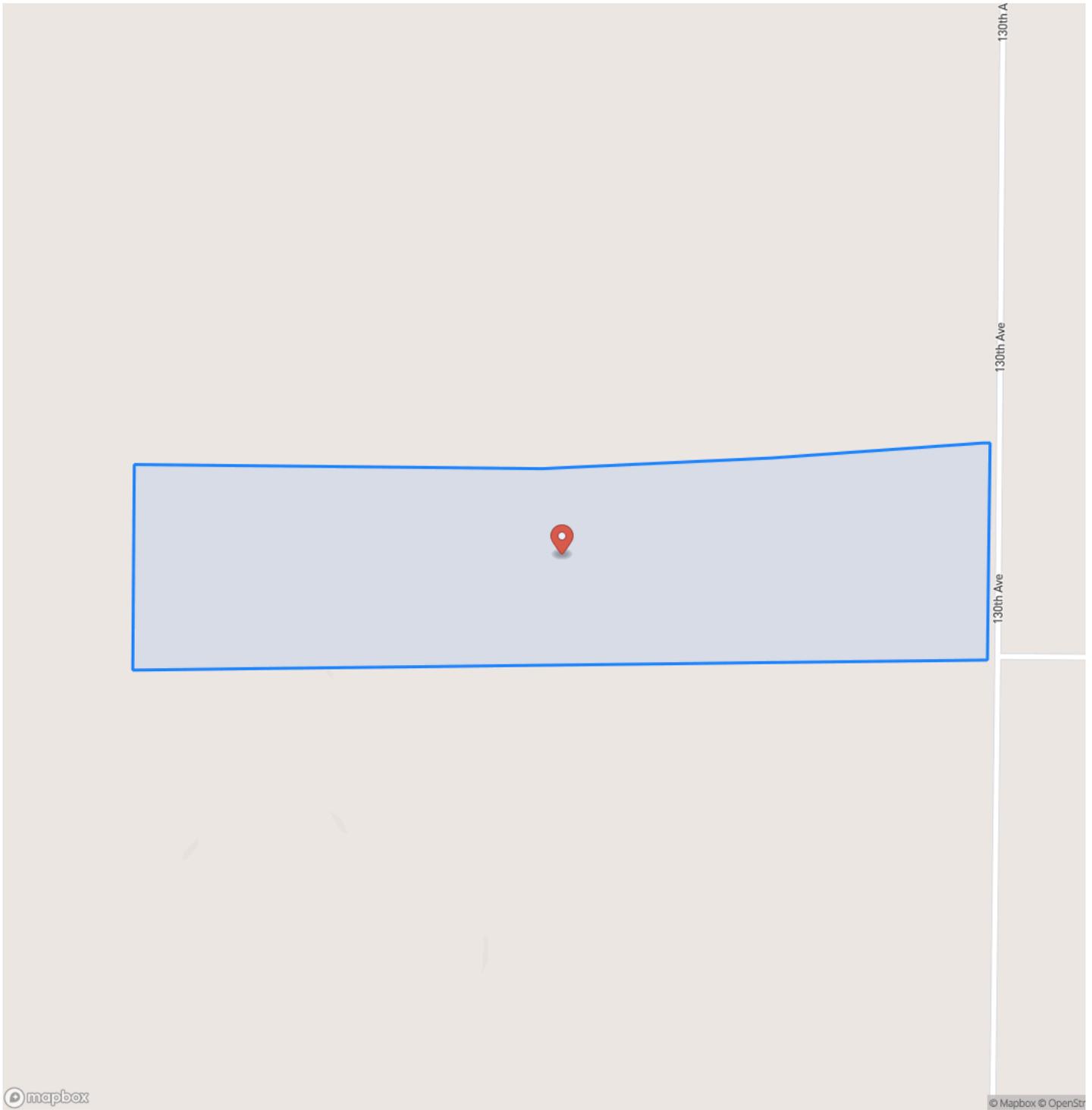
Located just 5 +/- miles south of Studley and within easy reach of both Hill City and Hoxie, this 144.9+/- acre property in Graham County offers the perfect balance of productive farm ground, native grass, and wildlife habitat! Whether you're looking to expand your current farming operation or secure a great hunting piece in a strong area, this tract checks both boxes. The property consists of approximately 74+/- acres of fenced grass, ideal for grazing or adding to a cow operation, along with 62+/- acres of productive dryland tillable ground providing steady income potential. The remaining 8.9+/- acres feature draws and natural waterways that create excellent travel corridors for deer and upland birds. This area is well known for its strong mule deer and whitetail populations, along with great upland hunting opportunities. The combination of crop production, grass cover, and natural edges make this farm a natural magnet for wildlife. To top it off, the seller's mineral interests convey, adding even more long-term value. With its mix of income potential, grazing opportunity, and proven recreational appeal, this property would make an outstanding addition to an existing operation—or a perfect getaway for the serious deer and upland hunter! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).

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.

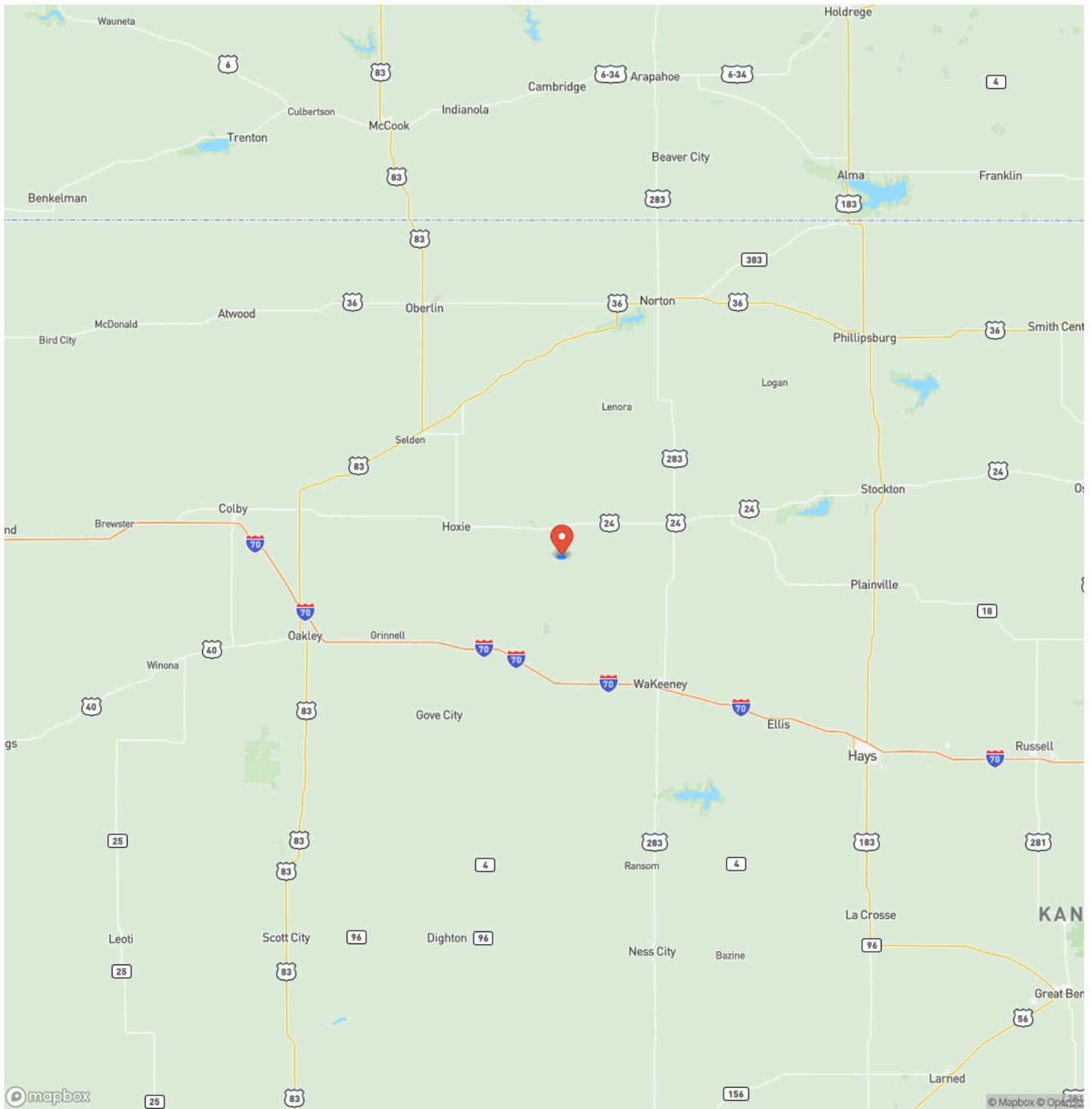
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Morland, KS / Graham County**



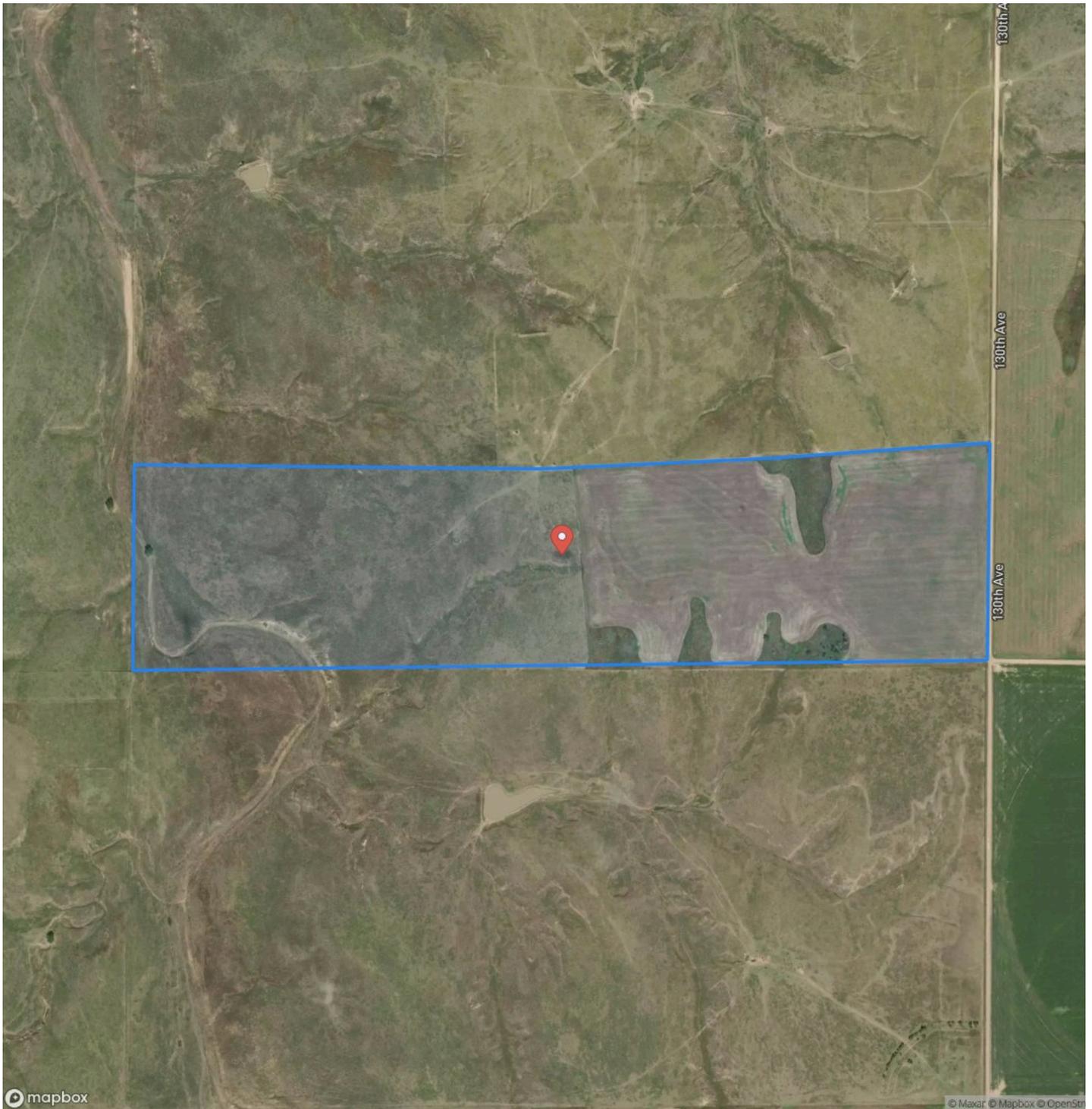
## Locator Map



# 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.

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