

Bluff City Combo Farm
SE 30 Rd
Bluff City, KS 67018

\$465,000
158.2± Acres
Harper County



Bluff City Combo Farm
Bluff City, KS / Harper County

SUMMARY

Address

SE 30 Rd

City, State Zip

Bluff City, KS 67018

County

Harper County

Type

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

Latitude / Longitude

37.1131 / -97.87

Acreage

158.2

Price

\$465,000

Property Website

<https://arrowheadlandcompany.com/property/bluff-city-combo-farm-harper-kansas/104562/>



Bluff City Combo Farm

Bluff City, KS / Harper County

PROPERTY DESCRIPTION

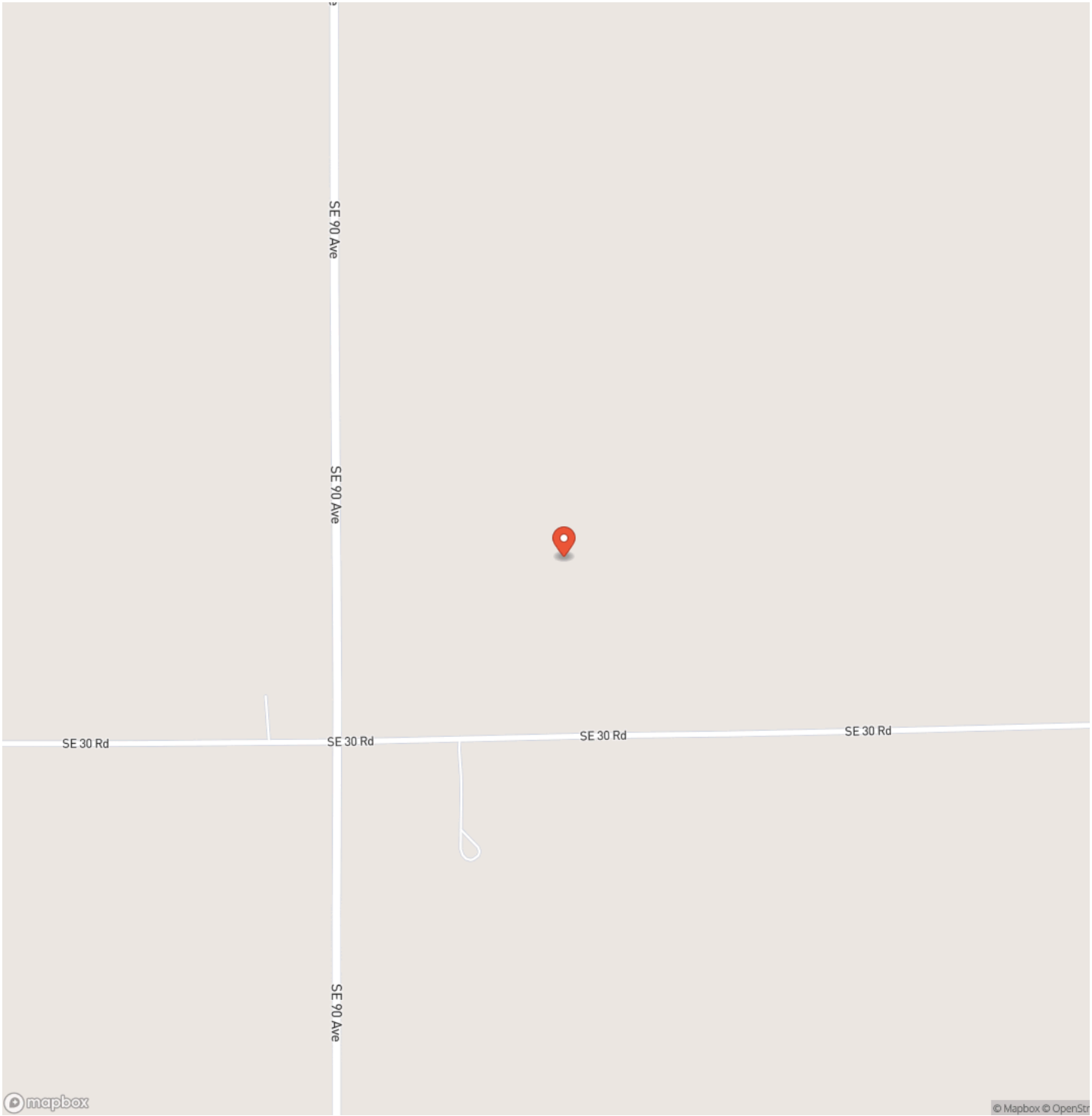
Take a look at the Bluff City Combo Farm, 158.2 +/- acres of proven production, exceptional hunting, and true multi-use potential in Harper County, Kansas! This well-balanced tract offers a rare combination of income-producing farmland, quality grazing opportunities, and outstanding recreational appeal. Featuring two productive tillable fields with terraced ground, the farm presents immediate agricultural value along with the potential for continued return on investment. The existing fenced pasture areas provide excellent opportunities for cattle or other livestock, making this a true combo property built for both productivity and versatility. Running through the heart of the farm is a beautiful live creek corridor lined with mature trees, creating a natural travel route while providing year-round cover, water, and habitat for wildlife. Complementing the creek are two ponds, further enhancing both livestock utility and wildlife attraction. For the hunters, this property has a proven history of mature Kansas whitetails, with multiple quality deer harvested over the years. The combination of water, cover, food sources, and natural travel corridors creates the kind of habitat serious hunters look for but rarely find. Whether you're searching for an income-producing farm, a premier hunting property, a cattle operation, or a long-term land investment, Bluff City Combo Farm checks all the boxes! This property is located just +/- 4 minutes from Bluff City, +/- 14 minutes from Anthony, and 1 hour and +/- 8 minutes from Wichita, KS. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(620\)501-3688](tel:6205013688).

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.

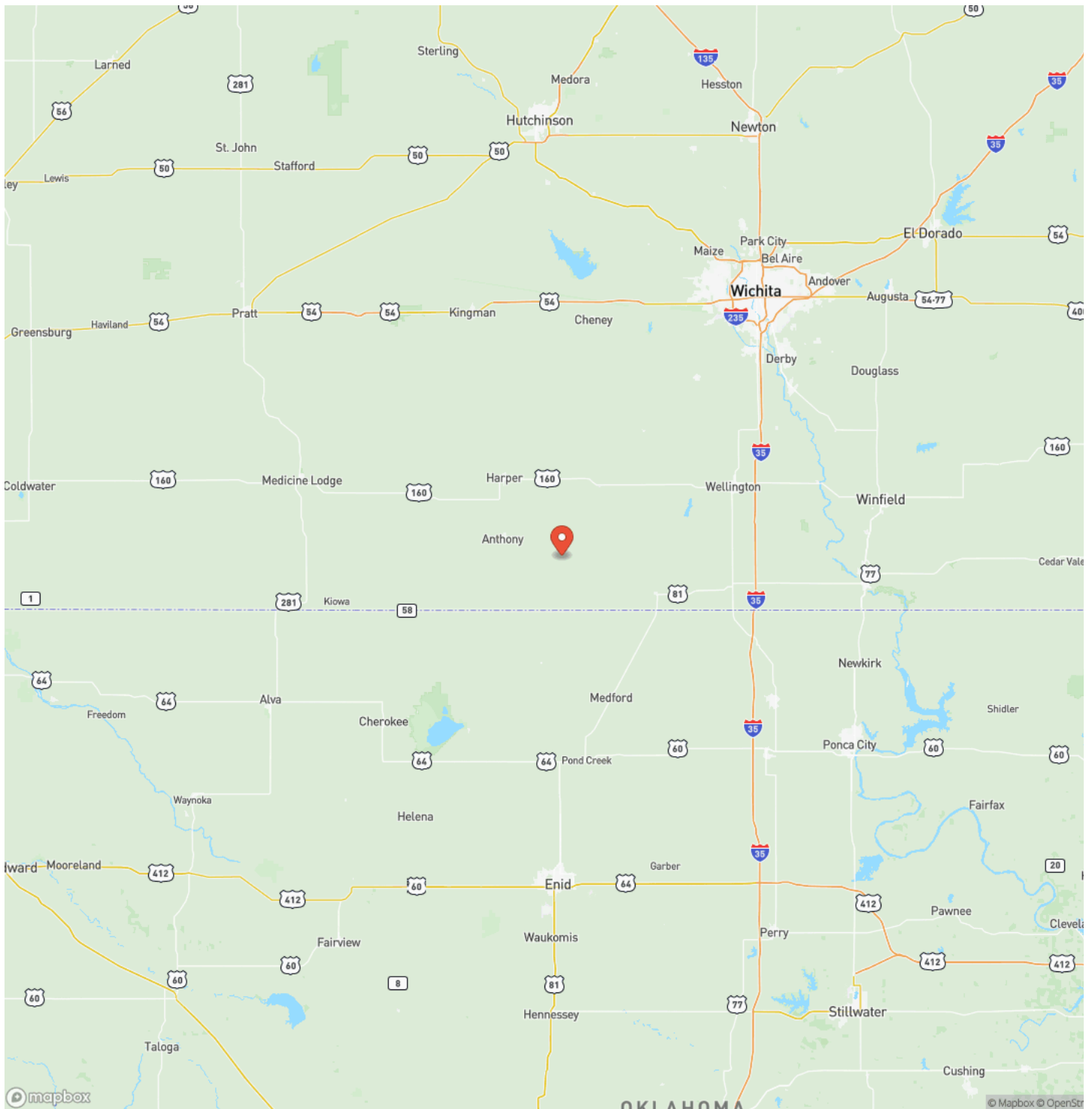
Bluff City Combo Farm
Bluff City, KS / Harper County



Locator Map



Locator Map



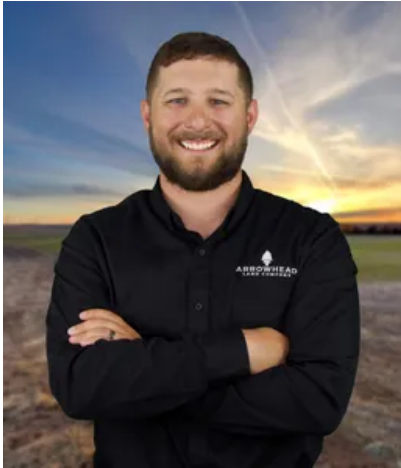
Satellite Map



Bluff City Combo Farm
Bluff City, KS / Harper County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Laverne, OK 73848

NOTES

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This image shows a full page 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.



<https://arrowheadlandcompany.com/>

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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