

West White Rock Creek Legacy Farm
00 U Rd
Burr Oak, KS 66936

\$1,104,000
238.1± Acres
Jewell County



West White Rock Creek Legacy Farm
Burr Oak, KS / Jewell County

SUMMARY

Address

00 U Rd

City, State Zip

Burr Oak, KS 66936

County

Jewell County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.852 / -98.348

Acreage

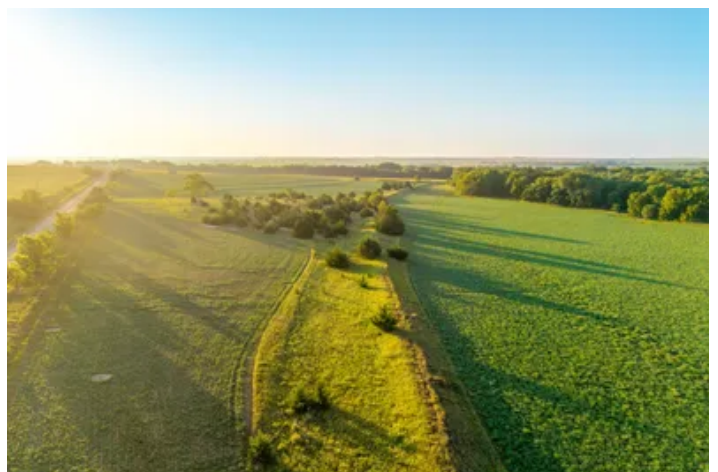
238.1

Price

\$1,104,000

Property Website

<https://arrowheadlandcompany.com/property/west-white-rock-creek-legacy-farm-jewell-kansas/113119/>



PROPERTY DESCRIPTION

From the moment you step onto this 238.1 +/- acre farm, it's easy to see why properties like this are difficult to find. This Jewell County property boasts productive tillable ground, a long stretch of live water, mature timber, and excellent access. This is the type of property that offers something for nearly every type of buyer. Approximately 6,300 feet of creek meanders through 64 +/- acres of mature timber, creating the heart of the property's recreational appeal. Thick stands of native grasses and dense pockets of cover provide ideal bedding habitat, while the creek serves as a natural travel corridor for wildlife. Turkeys have been seen throughout the timber, and fish were spotted swimming in the creek, adding another reason to spend time outdoors on this farm. Whether you're setting up a deer stand, calling spring gobblers, or simply enjoying an evening along the water, this property has the habitat to make it happen. Access is convenient from both directions, with a private easement road entering from the south and county road frontage along the north side. Power crosses the property, opening the door for a future home, hunting cabin, or farm headquarters. An old farmhouse and barn still stand on the property, adding character and a reminder of the generations that have worked this land. While the recreational opportunities are impressive, the farm is equally attractive from an agricultural standpoint. Approximately 159 +/- acres are currently tillable, featuring highly productive soils that include roughly 77% Roxbury silt loam and 22% Armo loam. Together they produce an average NCCPI rating of 68, making this quality ground for continued farming or long-term investment. Located just 3 +/- miles southwest of Burr Oak, 18 +/- miles south of the Nebraska state line, 30 +/- miles north of Glen Elder and Waconda Lake, and 60 +/- miles northwest of Concordia, this is a rare opportunity to own a well-balanced farm that combines productive income potential with exceptional hunting and recreational value. The adjacent 156.5 +/- acres is also available for purchase. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Trevor Olsen at [\(620\) 786-1482](tel:6207861482).

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.

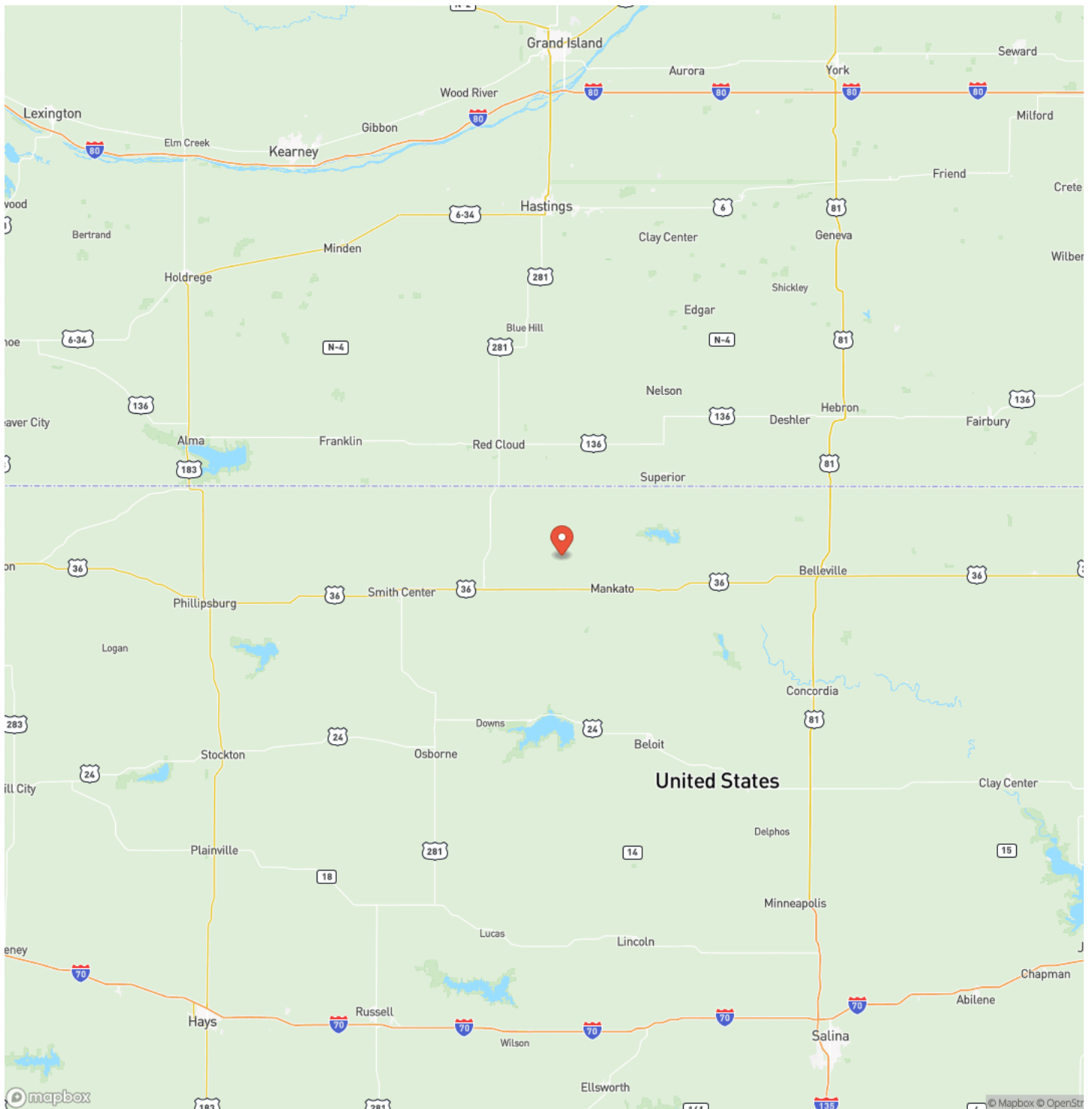
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Burr Oak, KS / Jewell County



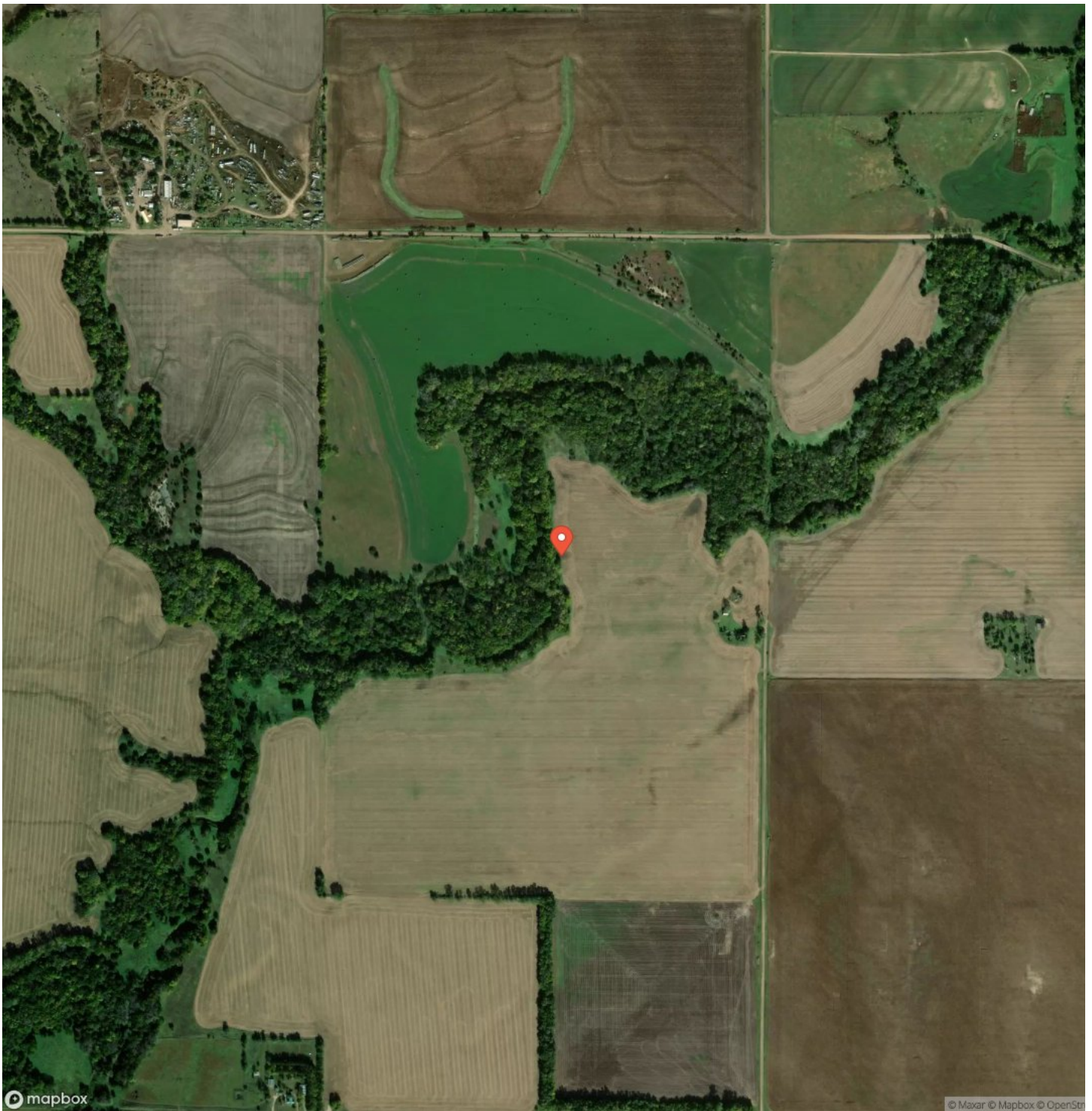
Locator Map



Locator Map



Satellite Map



West White Rock Creek Legacy Farm

Burr Oak, KS / Jewell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Olsen

Mobile

(620) 786-1482

Email

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Address

2427 Shawnee Drive

City / State / Zip

Great Bend, KS 67530

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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