

Spring Creek Income Generating Farm
4052-3968 Utah Rd
Wellsville, KS 66092

\$590,000
99± Acres
Franklin County



Spring Creek Income Generating Farm Wellsville, KS / Franklin County

SUMMARY

Address

4052-3968 Utah Rd

City, State Zip

Wellsville, KS 66092

County

Franklin County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

38.676646 / -95.116444

Acreage

99

Price

\$590,000

Property Website

<https://arrowheadlandcompany.com/property/spring-creek-income-generating-farm/franklin/kansas/93868/>



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PROPERTY DESCRIPTION

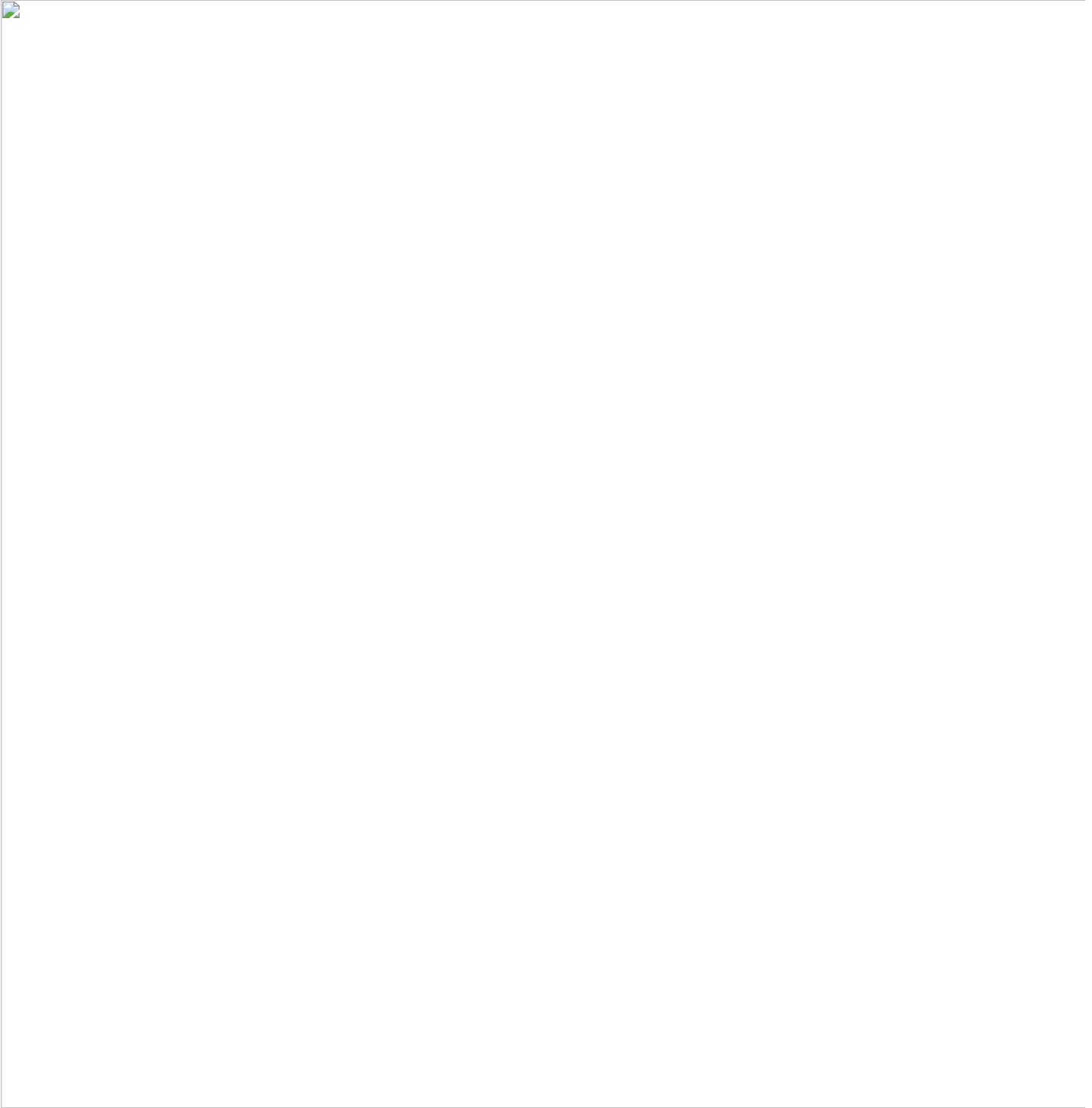
This 99 +/- acre property in Franklin County, Kansas offers a rare combination of income, recreation, and location! Approximately 70 +/- acres are currently in tillable production, featuring highly desirable Class II soils making this an excellent investment for continued row-crop income or future expansion. In addition, several active oil wells provide supplemental revenue, enhancing the long-term return potential. For the outdoorsman, the farm holds exceptional hunting opportunities. The mix of open ground, wooded draws, and natural travel corridors create ideal habitat for whitetail deer and turkey. A small pond in the southeast corner serves as a year-round water source for wildlife and would make an ideal setup for a blind or food plot nearby. Whether you're looking for a productive farm, a recreational retreat, or a land investment close to the Kansas City metro, this Franklin County property offers it all: tillable acres, income potential, and prime hunting just minutes from Hillsdale Lake. The farm is located 10 +/- miles from Hillsdale Lake, 30 +/- minutes from Olathe, and 40 +/- minutes from Overland Park. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Austin Lovewell at (620) 687- 5050.

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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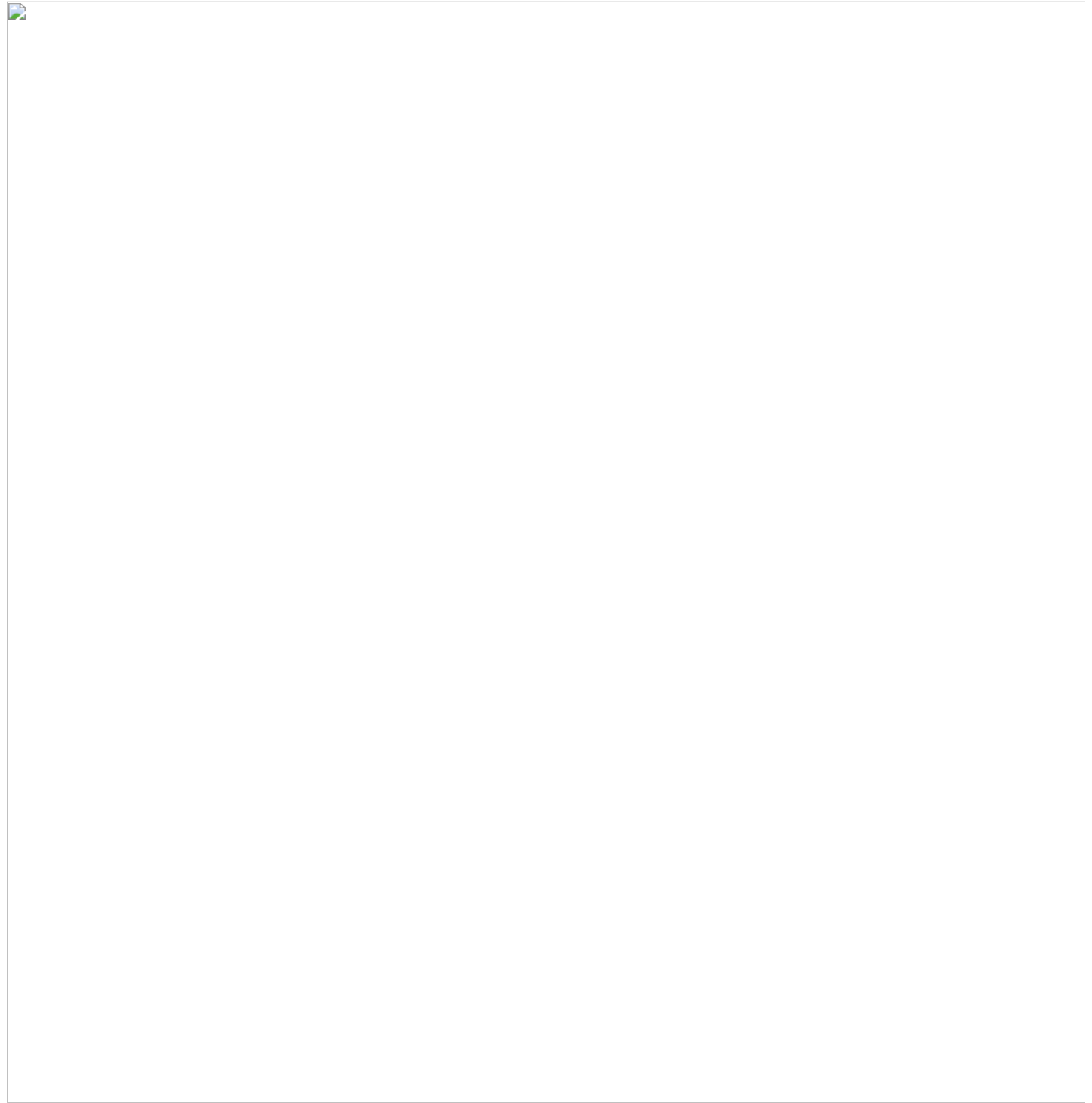
Locator Map



Locator Map



Satellite Map



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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