

Rare Pottowatamie Creek Farm
0000 Rt 2 Lot: ALC80
Westphalia, KS 66093

\$475,000
80± Acres
Anderson County



Rare Pottowatamie Creek Farm Westphalia, KS / Anderson County

SUMMARY

Address

0000 Rt 2 Lot: ALC80

City, State Zip

Westphalia, KS 66093

County

Anderson County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.2551 / -95.4406

Acreage

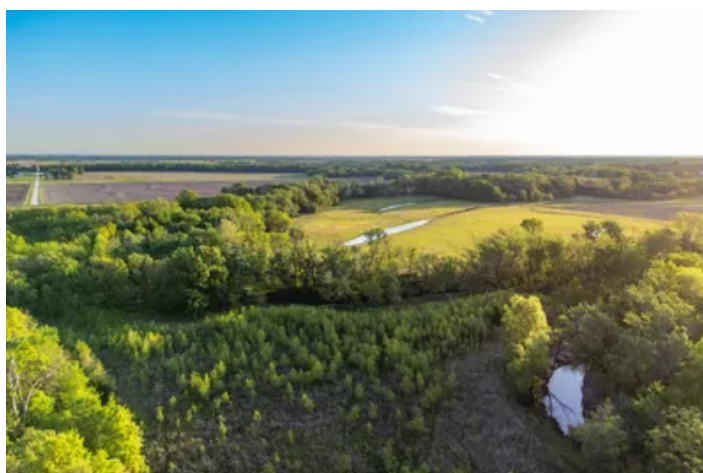
80

Price

\$475,000

Property Website

<https://arrowheadlandcompany.com/property/rare-pottowatamie-creek-farm-anderson-kansas/103989/>



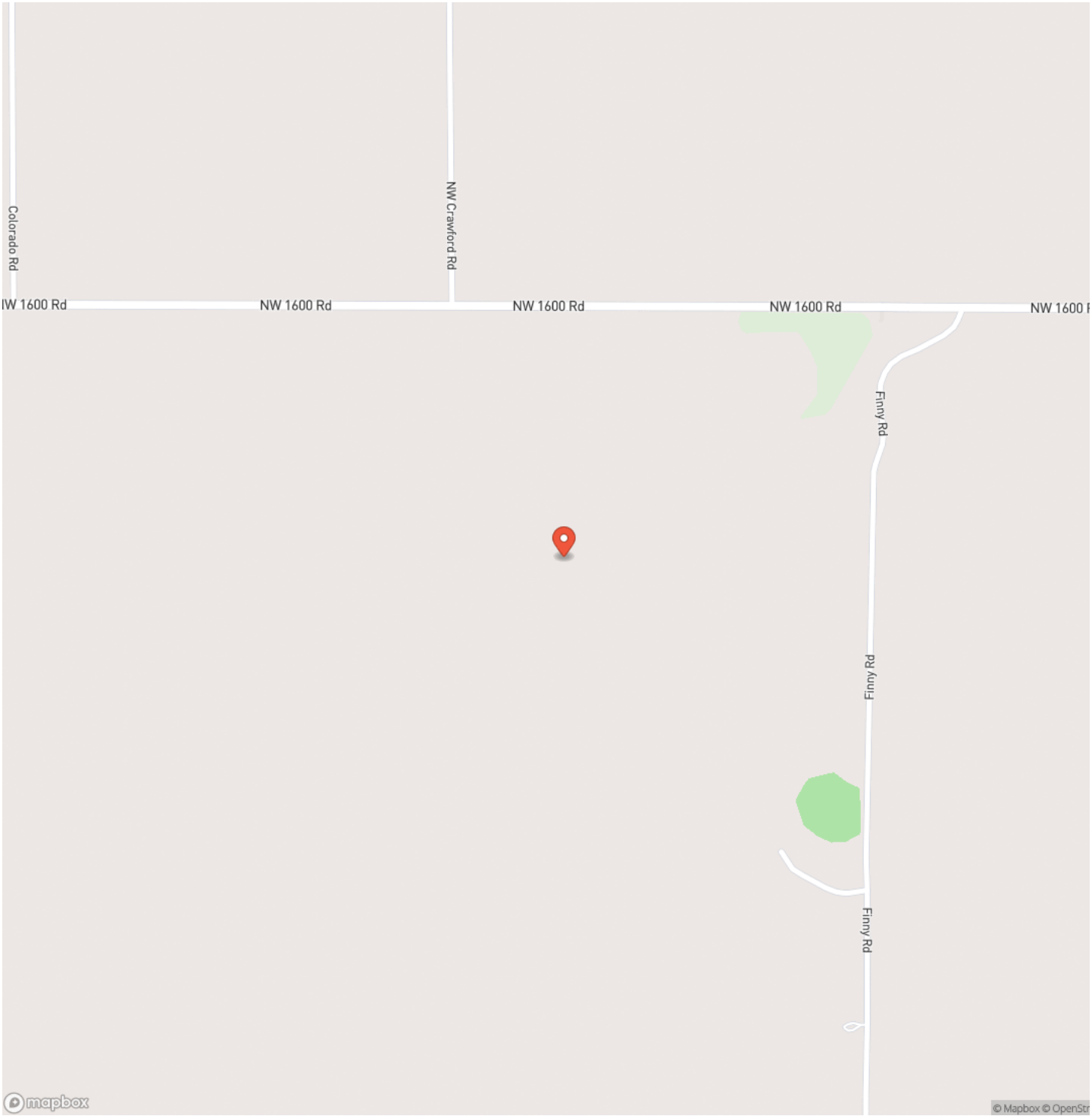
PROPERTY DESCRIPTION

Rarely does an 80 +/- acre tract like this come available in Anderson County, especially one that has remained unhunted for so long! With a strong balance of income-producing ground and natural cover, this property offers both productivity and exceptional wildlife opportunity. Approximately 45 +/- acres are in tillable production, providing steady agricultural income, while the remainder consists of mature timber, natives, and brush. The expired CRP is located along the west side of the property, while the mature timber and thicker cover create excellent bedding areas with consistent deer activity throughout. Pottawatamie Creek runs the entire length of the property and not only provides a year-round water source and natural travel corridor that consistently holds deer and turkeys but great fishing and recreational opportunities as well.. The combination of creek bottom, timber, native grasses, and brush creates strong edge habitat and supports a healthy mix of wildlife. With its close proximity to Wolf Creek and John Redmond Reservoirs there is great potential to enhance waterfowl opportunities with future marsh or wetland development with pumping rights along the creek corridor. Entry is available from both the north and east roads, allowing flexibility in how the property is accessed and hunted depending on wind and conditions. The tillable acreage provides reliable income, with corn averaging around 120 +/- bushels per acre and beans averaging approximately 45 +/- bushels per acre locally. Located just 10 +/- minutes from Westphalia and 15 +/- minutes from Garnett, this property brings together productive farmland, quality wildlife habitat, and strong water features in one well-balanced tract. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Shea Miller at [\(913\) 208-1364](tel:9132081364) or Garrett Currie at [\(785\) 249-0257](tel:7852490257) . 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.

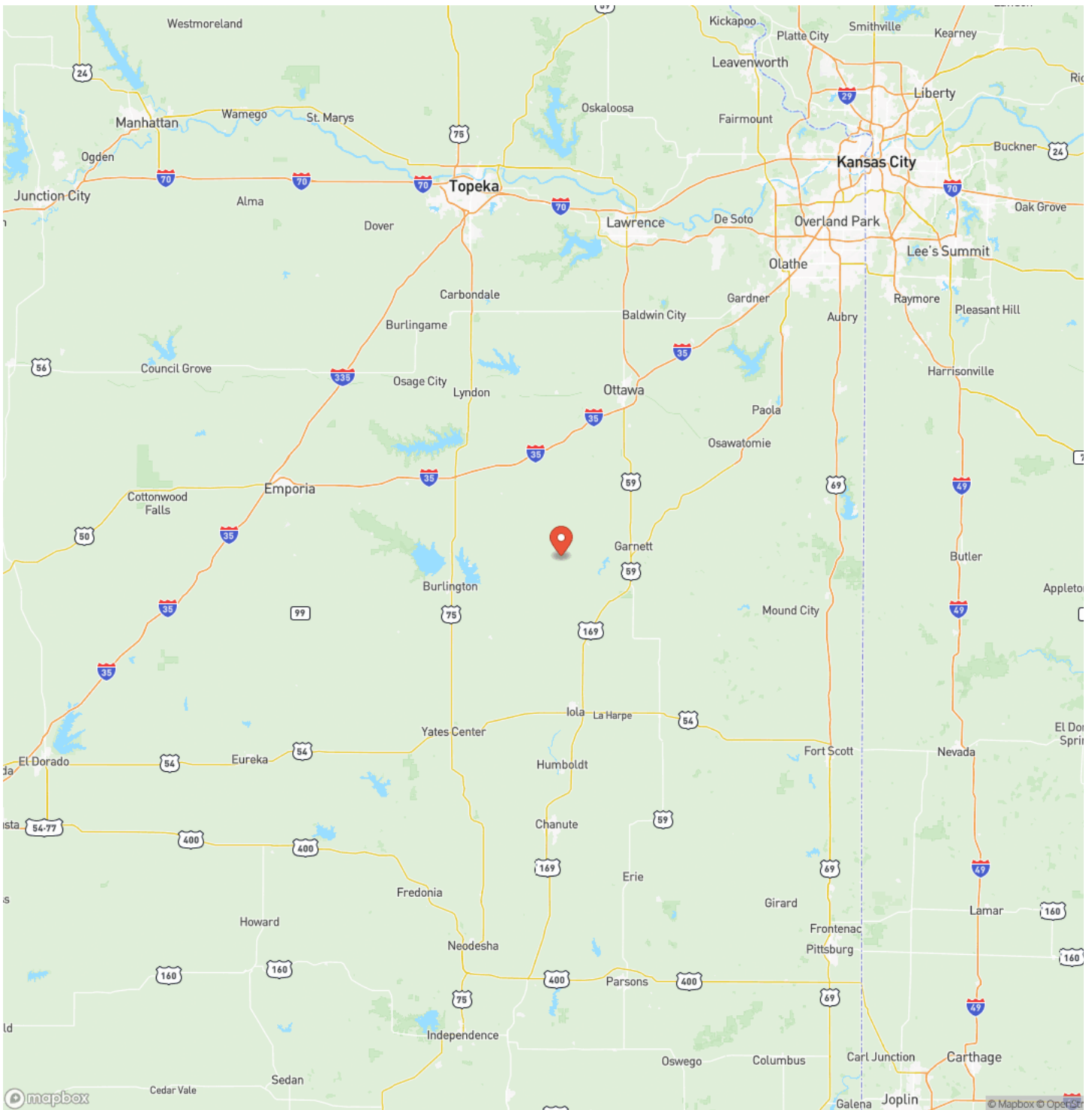
Rare Pottowatamie Creek Farm
Westphalia, KS / Anderson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Garrett Currie

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Address

City / State / Zip

Topeka, KS 66617

NOTES

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<https://arrowheadlandcompany.com/>

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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