

Rolling Creek Farm
0000 Xeric Rd
Westphalia, KS 66093

\$540,000
120± Acres
Coffey County



Rolling Creek Farm
Westphalia, KS / Coffey County

SUMMARY

Address

0000 Xeric Rd

City, State Zip

Westphalia, KS 66093

County

Coffey County

Type

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

Latitude / Longitude

38.2551 / -95.4406

Acreage

120

Price

\$540,000

Property Website

<https://arrowheadlandcompany.com/property/rolling-creek-farm--coffey-kansas/103995/>

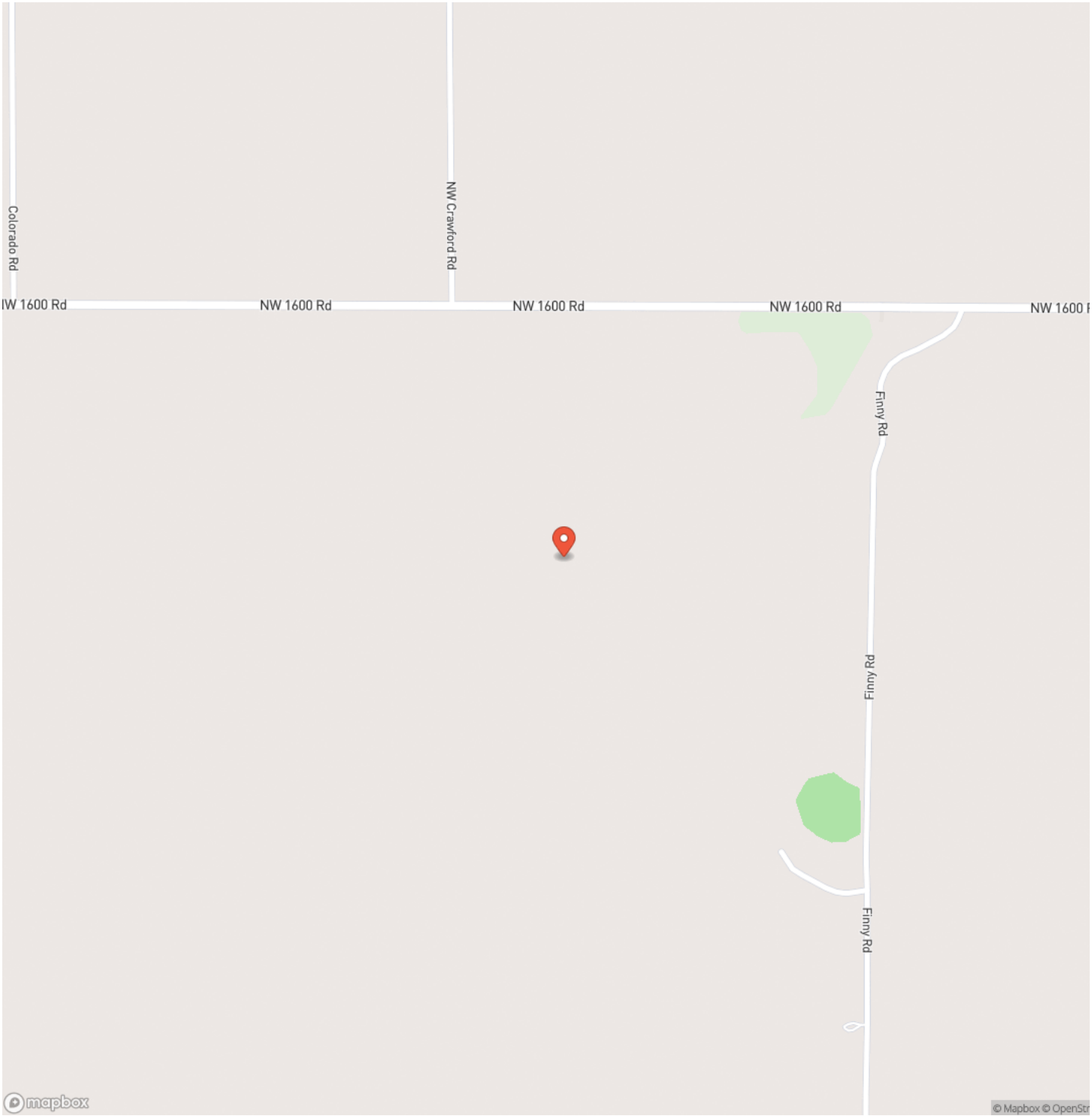


PROPERTY DESCRIPTION

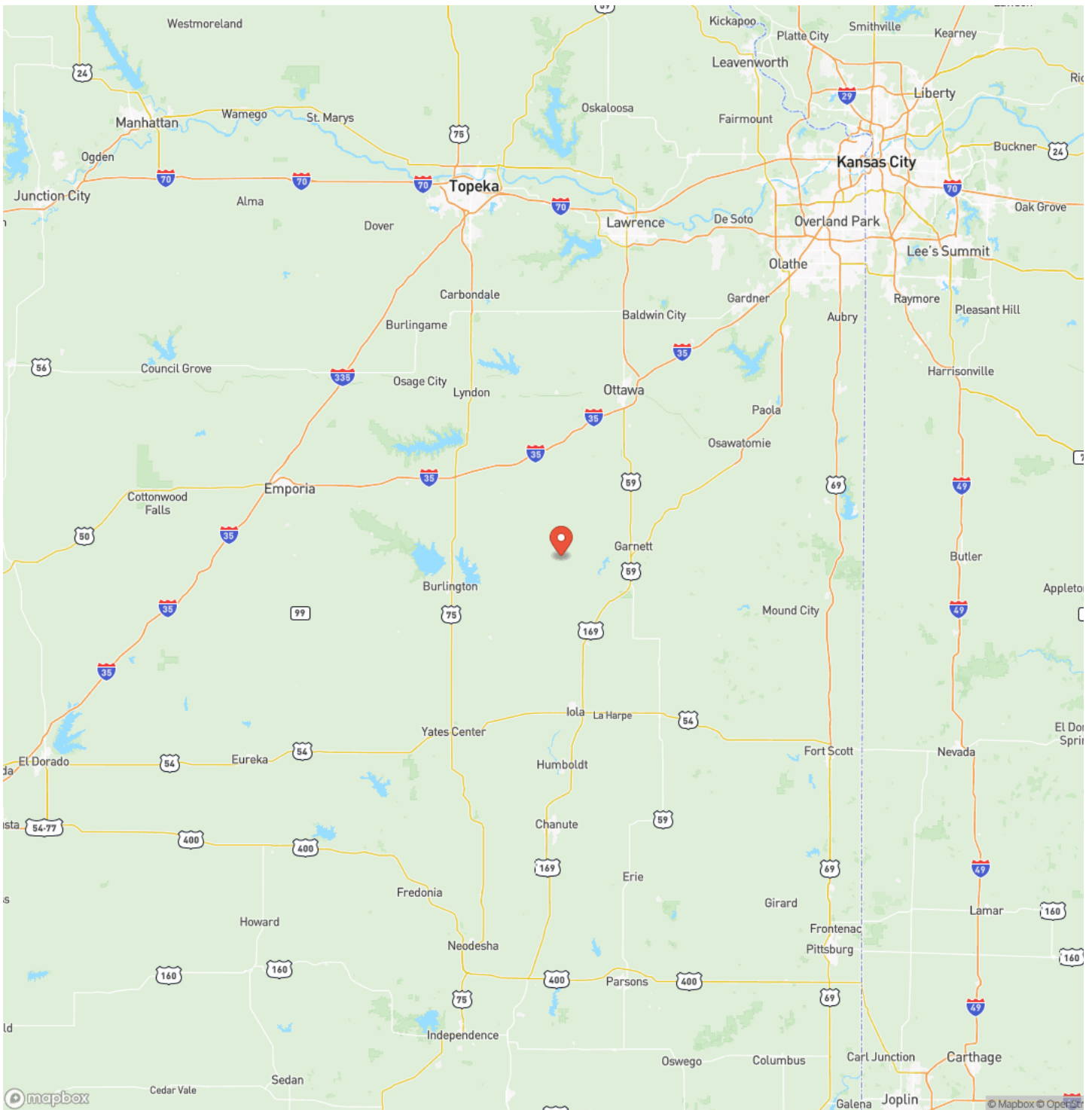
This 120 +/- acre tract, located 7 +/- minutes from Westphalia and 28 +/- minutes from Garnett, brings together productive pasture and a peaceful setting! With access from the west and a dead-end road along the north side, the property sets up well for both use and privacy. The property has been consistently managed with annual burns, keeping the ground in great shape and promoting healthy native growth throughout much of the acreage. Approximately 20 +/- acres are established in fescue, with an additional 15 +/- acres enrolled in CRP. The balance of the property is made up of native pasture, creating a productive setup for grazing while still maintaining a diverse landscape. Fencing is in excellent condition, and the presence of cross-fencing along with a catch pen adds to the overall functionality for livestock operations. Mature timber is primarily located within the draws, creating natural travel corridors and cover, while rock ledges and a unique cave provide additional character and natural shelter for livestock. A spring-fed creek winds through the acreage, holding water year-round and offering a reliable water source. The creek also supports fish, with bass, catfish, and panfish observed. Wildlife is present throughout the property, with deer, turkey, and quail all seen during recent visits, adding a strong recreational component to this 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.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Garrett Currie

Mobile

(785) 249-0257

Email

garrett.currie@arrowheadlandcompany.com

Address

City / State / Zip

Topeka, KS 66617

NOTES

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<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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

