

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/>



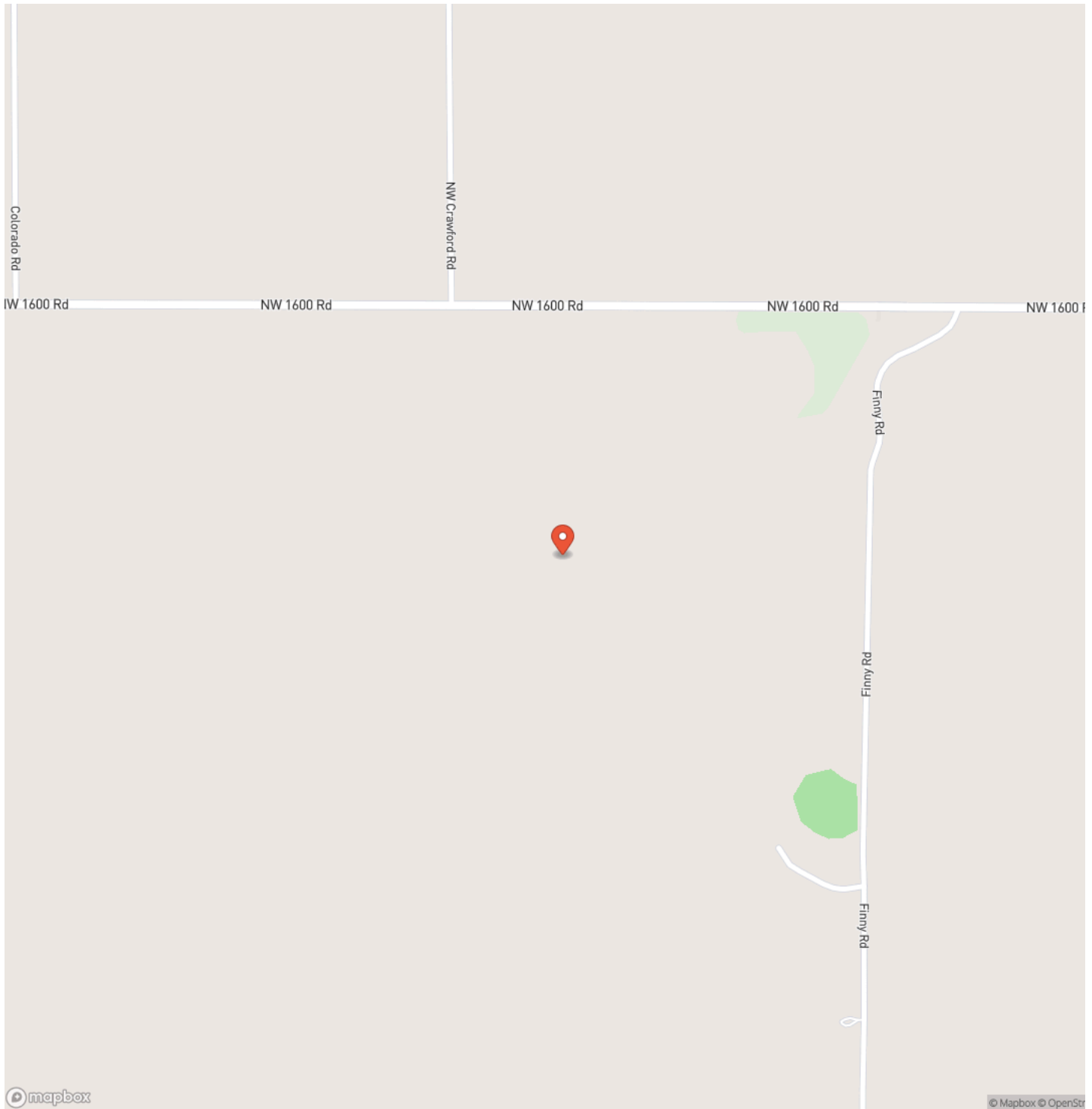
PROPERTY DESCRIPTION

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.

**Rolling Creek Farm
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Locator Map

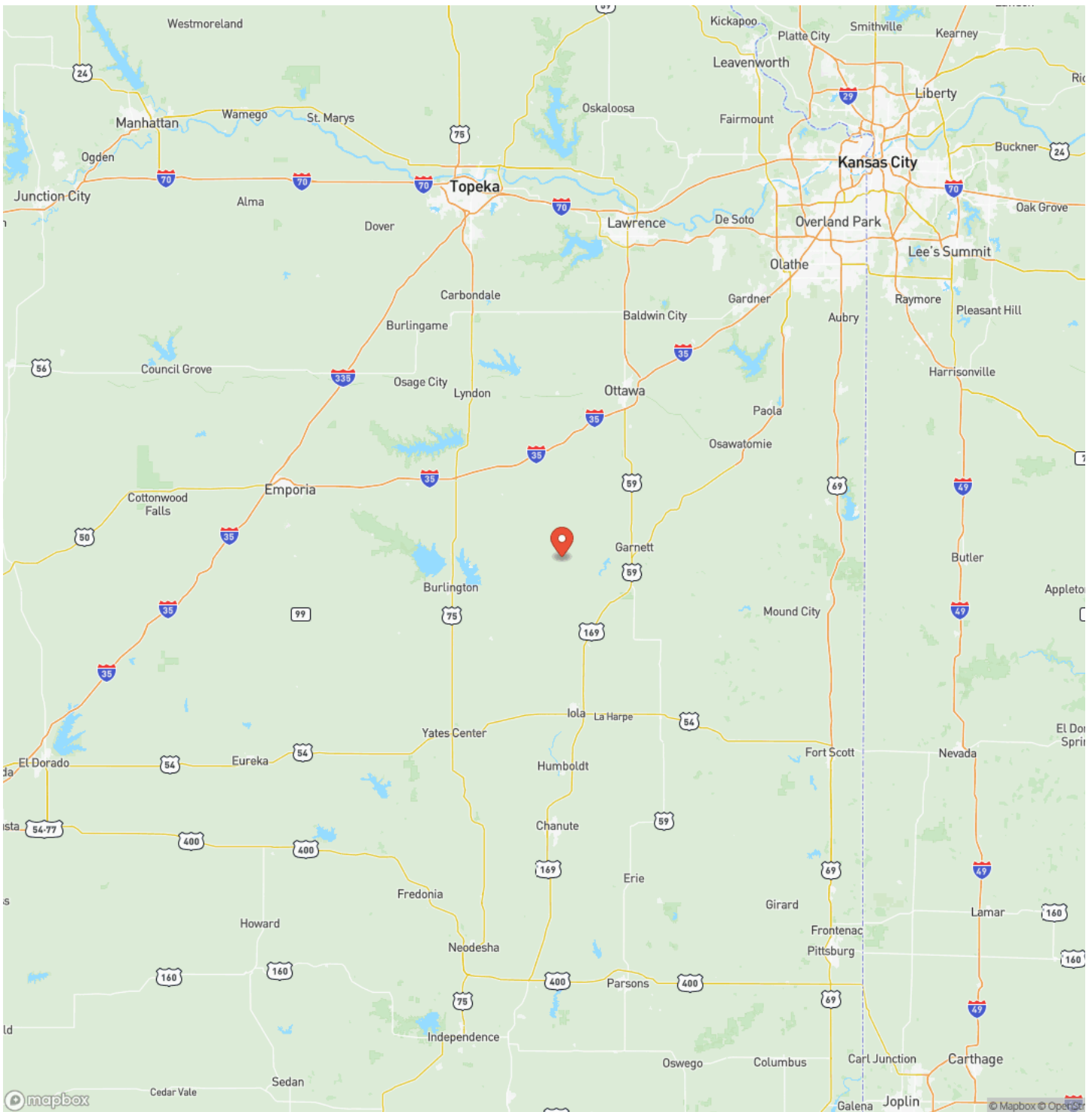


mapbox

© Mapbox © OpenStr



Locator Map



Satellite Map



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