

**127.5 Acres A+ Deer Habitat Southeast
Kansas**
2991 CR 5400
Independence, KS 67301

\$510,000
127.500± Acres
Montgomery County



127.5 Acres A+ Deer Habitat Southeast Kansas Independence, KS / Montgomery County

SUMMARY

Address

2991 CR 5400

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land

Latitude / Longitude

37.2986915 / -95.7851095

Taxes (Annually)

759

Acreage

127.500

Price

\$510,000

Property Website

<https://www.mossyoakproperties.com/property/127-5-acres-a-deer-habitat-southeast-kansas-montgomery-kansas/34568/>



127.5 Acres A+ Deer Habitat Southeast Kansas Independence, KS / Montgomery County

PROPERTY DESCRIPTION

Located North Of Elk City Lake in Montgomery County, KS sits this 127.5 acre deer haven. It consists of farm ground, steep elevation changes, hardwoods, and thick cedar thickets. Surrounding the farm are large blocks of timber and expansive crop fields. There is a pond tucked into the woods along an established trail and a creek that flows through it as well. The abundant cover, food, and water that lie on and around this property support an abundance of wildlife. The farm has a great density of deer as well as mature bucks. Multiple trails and access points allow for different entrance and exit routes for accessing stand locations. The steep ridges separate the farm and make this place feel much larger than it is. The layout of this property and the connection to the adjoining farms could keep a land manager busy for years sculpting the perfect whitetail heaven. Additionally it features paved road frontage. This is difficult to find in the area surrounding Independence, KS. Several locations on the property shape up well for building sites. The view will stretch south over looking the Elk River bottom and on to Elk City Lake. Elk City Lake has 4,500 acres of water and an immense amount of public land to hunt. The water is a sought after location for giant crappie and is responsible for the world record flathead catfish weighing in at 123 pounds. Many people enjoy boating and camping at the lake as well. The campgrounds would be a great place to park a travel trailer while hunting at this farm. The public hunting is far enough away from the property that the negative side effects will not play into your personal deer herd, but close enough to provide a great place for a friend to go if they join you on the trip! There are two gas wells and an active mineral lease on the property. The activity is minimal and so is the income. Also, there are approximately 14 acres of crop ground that is currently in production. These acres are not going to pad your bank account, but they do serve as an excellent draw to hold more wildlife on the property. Premium recreational land is hard to come by and this one is the cream of the crop!

For a more information or to schedule a showing call or email Matt Wonser @ [620-330-7282](tel:620-330-7282)
or mwonser@mossyoakproperties.com

- Paved road frontage
- Utilities accessible
- Excellent population of turkeys
- Good deer density and age structure
- Located on a large block of property with minimal road frontage
- Farm ground on the property and much more nearby
- Top notch bedding habitat for deer
- Mix of tree species including lots of oaks
- Multiple water sources for wildlife
- Scenic building locations

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

Mobile

(620) 330-7282

Office

(620) 325-4046

Email

mwonser@mossyoakproperties.com

Address

1007 Main Street

City / State / Zip

Neodesha, KS 66757

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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.

Mossy Oak Properties of the Heartland

155-D East Fantinel Drive

Springdale, AR 72762

(479) 527-0326

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com