

**Diverse Lake 80 in Montgomery County,  
Ks**  
0000 CR 1350  
Havana, KS 67347

**\$400,000**  
80± Acres  
Montgomery County



## Diverse Lake 80 in Montgomery County, Ks Havana, KS / Montgomery County

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### **SUMMARY**

**Address**

0000 CR 1350

**City, State Zip**

Havana, KS 67347

**County**

Montgomery County

**Type**

Recreational Land

**Latitude / Longitude**

37.1412 / -95.9360

**Acreage**

80

**Price**

\$400,000

**Property Website**

<https://www.mossyoakproperties.com/property/diverse-lake-80-in-montgomery-county-ks-montgomery-kansas/18946/>





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### **PROPERTY DESCRIPTION**

Diverse according to Oxford is Showing a great deal of variety; very different. With unlimited recreational opportunities, multiple elevation and terrain changes, pasture areas, acres of water and acres of timber, this 80+/-acre Western Montgomery County property is one of the most diverse 80 acre properties you will find.

Including over 26 surface acres of water, while also including almost a 1/2 mile of shoreline on the WPA built watershed lake that was designed as an 110 acre impoundment for flood control.

Offering freshwater fishing opportunities, the lake is known for its excellent numbers of Crappie and Channel Catfish, as well as Largemouth Bass, Flathead Catfish, and additional species.

The property will also offer additional fishing opportunities via the two stock ponds located on the property, as well as the lakes manmade concrete outlet that is also located on the tract. Offering almost 200 yards of creek fishing, the picturesque Sycamore tree lined creek provides a unique fishery, the likes of which are seldom found on private property, especially properties of this size.

In addition to fishing and recreational opportunities the lake will also offer waterfowling opportunities as it is known for attracting and holding large numbers of both ducks and geese.

There will be additional hunting opportunities on this land as well, with there being almost 33+/-acres of woods on the property.

The timbered hillside mainly consists of mature native Blackjack red oaks. Due to the size and age of the mature timber, it allows for very little undergrowth, creating an almost park-like setting in the timber.

Even in full foliage, the ability to see hundreds of yards is common throughout the timber. As you approach the edges of the timber there is a variety of new growth timber, as well as denser undergrowth creating multiple edges that the resident whitetail deer and turkey population are sure to follow.

The bottom pasture/meadow area also allows for a multitude of different tree species including Red and White Oaks, Walnut, Hedge, Red Cedar, Sycamore, and Elm to name a few. These same meadow areas also offer ideal food plot locations.

The timber lined 2+/-acre hour glass shaped meadow is already a natural pinch point, which would only be enhanced by the addition of food. Located between the base of the hill as well as the lake outlet, wildlife is already funneled through this area, but as the timber and terrain narrows the meadow down, it creates an even better pinch and ideal stand location.

There is also an established hunting location on the North end of the property. Here you will find a large manicured double clearing, where the timber has been removed and an enclosed tower blind sets overlooking two feeders.

The remainder of the parcel consist of approximately 20+/-acres of pasture. Broken up into different pastures/meadows, with the largest being located just off the paved road near the entrance to the property. Currently fenced on three sides, this 15 acres of pasture would provide an opportunity for raising a few head of cattle or a horse, as both stock ponds are also located in this area. This area is also where you will find the pole barn, which could be used for storing hay and equipment or for providing shelter for stock. Another option would be to manicure this area into an estate yard, as the property

offers multiple build sites.

With multiple elevation changes as well as waterfront options, the property furnishes the perfect opportunity for building a weekend getaway or a full time residence. Located at the timber/pasture edge on top of the hill you will find a concrete pad that is already in place and would be a quick starting point for a cabin. With the removal of a few trees, you should be able to utilize the vantage point to overlook the lake. There are also multiple build spots located closer to the water, and picking a final build location might be the toughest decision you have to make. With only 1/4 mile of public blacktop road frontage, the property is very private throughout and currently has a rural water meter as well as electric meter on site.

All mineral, oil and gas, as well as water rights transfer with no current production and no current leases of any kind. To schedule a private showing of one of the most diverse 80 acre properties you will find, or with any questions, contact Land Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or [Email listed above].

\*80+/- Total acres

\*26+/-Surface acres of water

\*Over 1/2 mile of Watershed Lake Frontage

\*33+/-acres of timber

\*20+/-acres of pasture

\*Whitetail Deer Hunting Opportunities

\*Turkey Hunting Opportunities

\*Waterfowl Hunting Opportunities

\*Concrete Outlet/Spillway

\*Potential Build Sites

\*Utilities in place

\*Approximately 1 Hour 15 minutes from Tulsa, OK

\*Approximately 1 Hour 45 minutes from Joplin, MO

\*Approximately 2 Hours from Wichita, KS

\*Approximately 3 Hours from Kansas City, KS

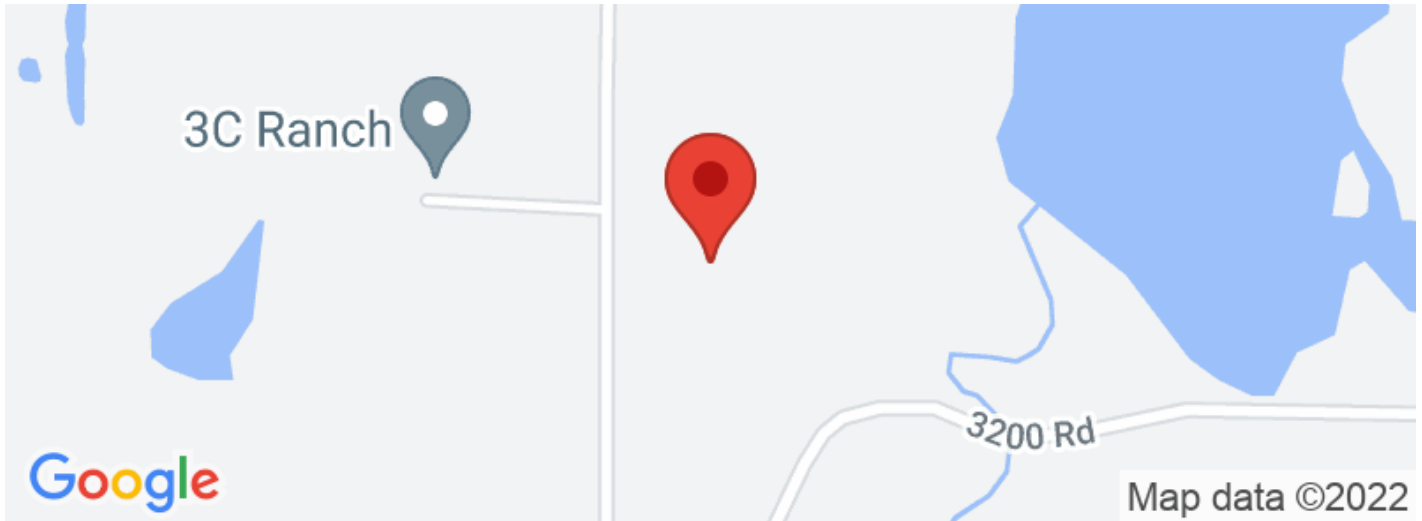
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## Locator Maps



## Aerial Maps



**Diverse Lake 80 in Montgomery County, Ks  
Havana, KS / Montgomery County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jake Kolb

**Mobile**

(620) 325-4046

**Email**

jkolb@mossyoakproperties.com

**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

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**NOTES**

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## NOTES

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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.

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