

**7 Acre Honey Hole**  
00000 CR 5300  
Coffeyville, KS 67337

**\$57,500**  
7± Acres  
Montgomery County



**7 Acre Honey Hole**  
**Coffeyville, KS / Montgomery County**

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**SUMMARY**

**Address**

00000 CR 5300

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

37.06098 / -95.578988

**Acreage**

7

**Price**

\$57,500

**Property Website**

<https://www.mossyoakproperties.com/property/7-acre-honey-hole-montgomery-kansas/35214/>



## 7 Acre Honey Hole

### Coffeyville, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

We have all heard those stories about someone killing a buck of a lifetime off just 5-10 acres. This land has exactly that potential especially since history tends to repeat itself. A boone and crockett whitetail deer of 191 inches was taken off this farm this year. Find this 7 acres just north of Coffeyville and south of the industrial park.

Starting from the aerial view it's not hard to imagine why the deer love to hang out and live in this patch of woods. Everything they would ever need to live is within walking distance or already on the property. The way the land is already set up there are many good access routes to hunt different stands for the right wind. An opening in the center provides a great location to put in some food plots or a feeder. The rut is sure to be very exciting on this farm, you can still see lots of scrapes and plenty of deer sign. With the thick cover you never know what might run through this farm on a frosty november morning. Some stand locations have already been scouted out, others you will pattern the deer yourself. There is a great bow hunting available almost anywhere on the property, but gun hunters will also love the way they can set up on this farm. Cedar trees provide great thermal cover and there are even hard woods such as oak trees scattered throughout the property. Ponds to the north and ag fields to the east there are a perfect example of why deer live and grow big here. Utilities are at the road if you decide to build something down the road. There is a small shed on the property that could be used to store things during the hunting season.

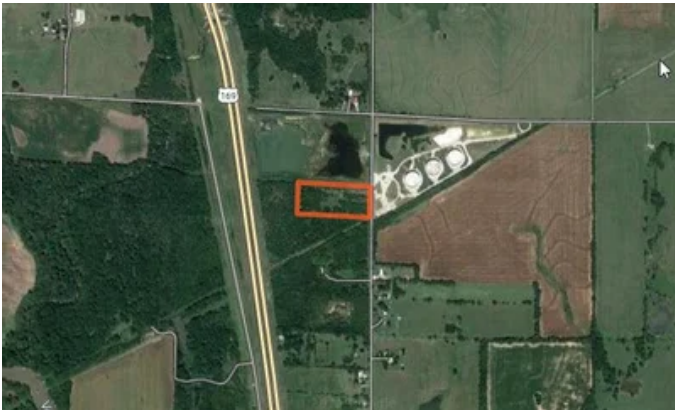
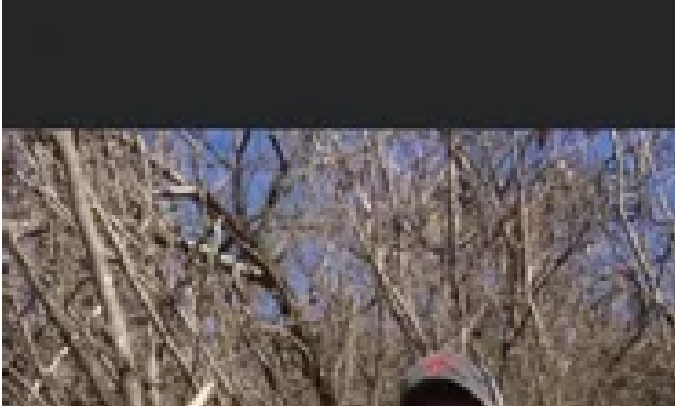
In conclusion, this 7 acre piece of property has the potential to produce a buck of a lifetime and provide a great hunting experience. With its mature cedar trees, hardwoods, thermal cover and close proximity to other food sources it's no wonder why deer love this land. With the right management practices in place, you can rest assured that there will be plenty of mature bucks roaming around this farm every fall. So if you're looking for an opportunity to hunt some quality deer on your own little piece of paradise, then look no further than this 7 acre gem just north of Coffeyville!

- 7 Acres just north of Coffeyville
- Thick cover and plenty of deer sign
- Mature cedar trees for thermal cover
- Hardwoods scattered throughout
- Ponds to the north and ag fields to the east
- Ideal for managing deer populations and hunting big bucks

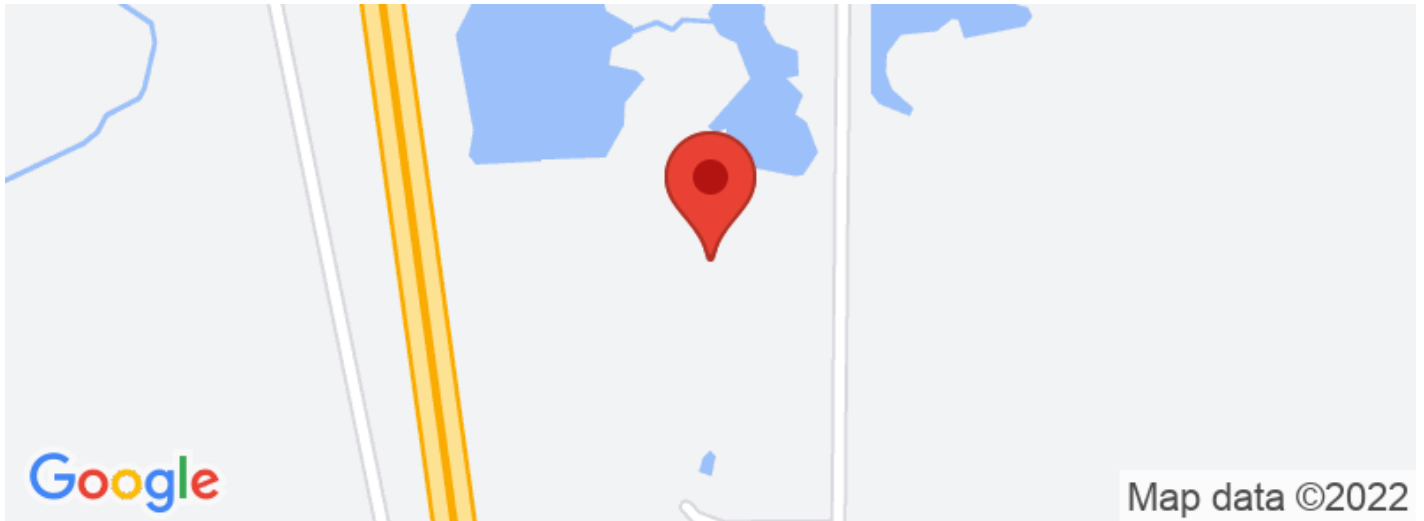


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## Locator Maps





## Aerial Maps



**7 Acre Honey Hole**  
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**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

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**Mossy Oak Properties of the Heartland**

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**MORE INFO ONLINE:**

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