

Explore the Outdoors - 124.72 Acres of
Hunting, Fishing & Trail Riding!
00000 CR 3700
Coffeyville, KS 67337

\$536,296
124.720± Acres
Montgomery County



Explore the Outdoors - 124.72 Acres of Hunting, Fishing & Trail Riding! Coffeyville, KS / Montgomery County

SUMMARY

Address

00000 CR 3700

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

37.040304 / -95.733888

Taxes (Annually)

800

Acreage

124.720

Price

\$536,296

Property Website

<https://www.mossyoakproperties.com/property/explore-the-outdoors-124-72-acres-of-hunting-fishing-trail-riding-montgomery-kansas/34854/>



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PROPERTY DESCRIPTION

Have you ever wished that you could cut out a patch of woods in the middle of a section with virtually no road frontage? Well this 124.72 acres might be just what you have been waiting for. A true sportsman paradise, this farm offers excellent whitetail and turkey hunting along with fishing and trail riding.

With almost no road frontage, you won't have to worry about disturbances from the outside world - just nature at its best! There is a gate off the road that allows access to the alley that leads to the land.

Big Bucks are prime in this area! The thick foliage and rolling hills create the perfect environment for some of the biggest bucks to roam free. Plenty of mature trees make treestand location options almost endless. Trees of all different species lend themselves nicely to deer that make this property, including oak, walnut, sycamore, hedge, and cedar. You get the best of both worlds as the deer love to follow the creek as a travel corridor and bucks peel does off in the secluded woods. The diversity of habitat and hunting options rival any farm on the market. Open hay meadows are perfect places for deer to bed or food plots to be put in. Turkeys also love these open strut zones. A trail system runs through most of the property making it very accessible on a 4 wheeler or UTV. There is an old abandoned railroad track that has had everything pulled off it. This makes a natural travel way for the deer and also comes in handy if you need to use it to get to parts of the farm.

Aside from the great hunting this parcel offers there is also high recreational use anytime of the year. Load up the poles and spend the day hanging out at the pond catching fish and swimming. Or explore the creek bed looking for swimming holes or just cool rocks that water has revealed. If burning firewood for winter is your thing, there is plenty of good burning wood including hedge and hackberry.

With your hands on the keys to this 124.72 acre parcel, you're unlocking an outdoor recreational haven! Enjoy whitetail and turkey hunting, as well as fishing and trail riding across a variety of terrain.

- 124.72 Acres of Land with virtually no road frontage
- Excellent hunting for whitetail and turkey
- Variety of terrain including open hay meadows, mature trees, creek and pond
- Accessible via gate off road
- Perfect for recreational use with fishing, swimming and trail riding opportunities
- Old abandoned railroad track offers additional travel corridor
- Secluded woods provide perfect habitat for deer and other wildlife



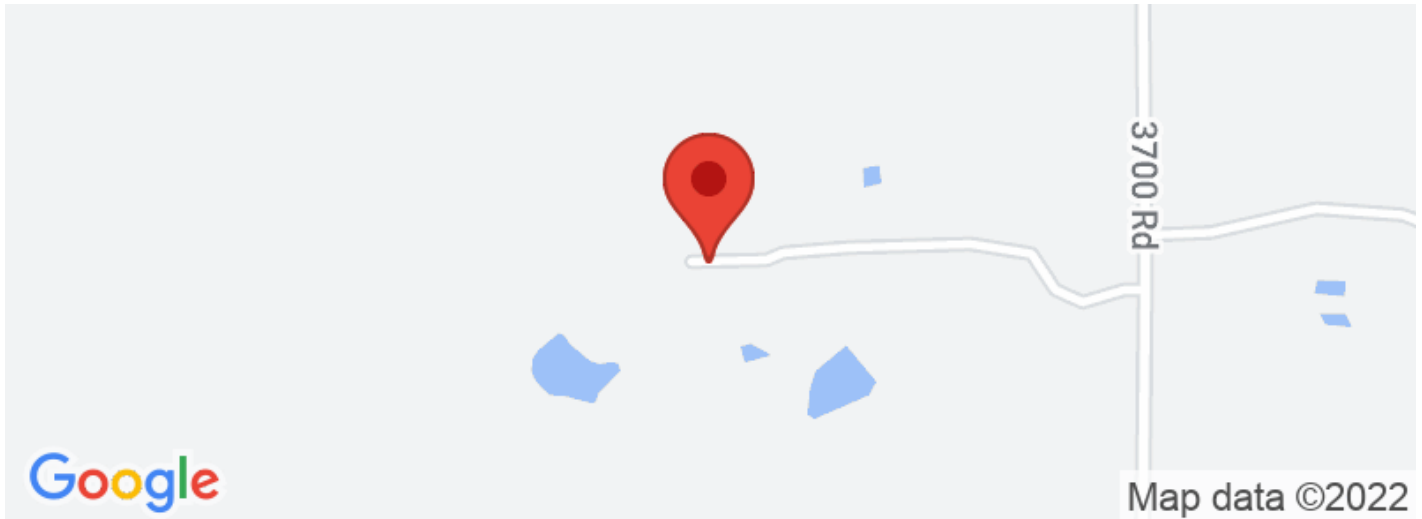
- Ideal location to set up treestands or food plots
- Strut zones make great places for turkeys to gather
- Great investment opportunity with potential appreciation over time.

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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

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Mossy Oak Properties of the Heartland

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