

Kansas Deer Hunting Paradise!
5456 CR 4500
Independence, KS 67301

\$460,200
117± Acres
Montgomery County



Kansas Deer Hunting Paradise! Independence, KS / Montgomery County

SUMMARY

Address

5456 CR 4500

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Hunting Land, Ranches, Farms, Recreational Land

Latitude / Longitude

37.1895135 / -95.656403

Acreage

117

Price

\$460,200

Property Website

<https://www.mossyoakproperties.com/property/kansas-deer-hunting-paradise-montgomery-kansas/27671/>



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PROPERTY DESCRIPTION

Looking for next year's fall perfect hunting spot, or maybe this spring's spot to turkey and mushroom hunt? Or perhaps thinking of duck hunting already? This could be the ticket you want punched on this beautiful 117 +/- acre farm. In addition to all the wildlife, there is 45 +/- acres of tillable dirt to sow and reap from! When you pull in the driveway leading up through the farm you will notice 1 of the 3 ponds with it being freshly built. It sets on the edge of the farm land and is waiting for the spring rains to fill it up. With this being said, it has a great chance of being a waterfowl honey hole. Continuing up the lane you will see a 2 bay shed with rural water hydrant beside it. This would make a nice spot to clean game or wash and store equipment. On up the drive way you will come to the large storage barn to store an abundance of stuff in. This barn has sliding doors on both ends and faces north and south to hopefully give you a breeze if working on summertime projects. Just across the way is the new man cave or she shed (whoever wins the battle!). This cool building has a large roll up door along with 2 walk in doors and several windows . On the inside you will notice the insulated walls along with a loft. This awesome place is ready for your final touches! As you tour the property you will notice all the work that's been put into it. Several ATV clearings along with many food plot cleared areas. Walking the timber there are too many deer trails to even start to list. Elevation change, along with two ponds on the side of the hill, and mature timber with wet weather creeks gives a recipe from the old school book on great deer and turkey opportunities! In the middle and upper portions of the farm, it hosts a perfect bedding area to hold deer, turkey, and small game. These areas have tall grass, young brush, and cedar trees. All this leads down the hill to the crop fields. This weekend spot or potential building spot is sure to please. Two water meters and electric already ran to the center of the property would make it nice and easy to enjoy. Being 7 miles from Independence, KS it is in a handy spot if you forget something for the weekend. There are 2 area lakes within 30 minutes of this farm for more added enjoyment. A little over an hour and a half from Tulsa or Joplin, or two and a half hours from Kansas City or Wichita, makes this in reasonable reach to get away for the weekend! Give me a call, Lets take a tour! 620-330-7522

Jamie Reister

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620-330-7522

*Whitetail Deer

*Small Game



*Turkeys

*ATV Trails

*Waterfowl

*Building Spot

*Outbuildings

*Man Cave

*She Shed

*2 Water Meters

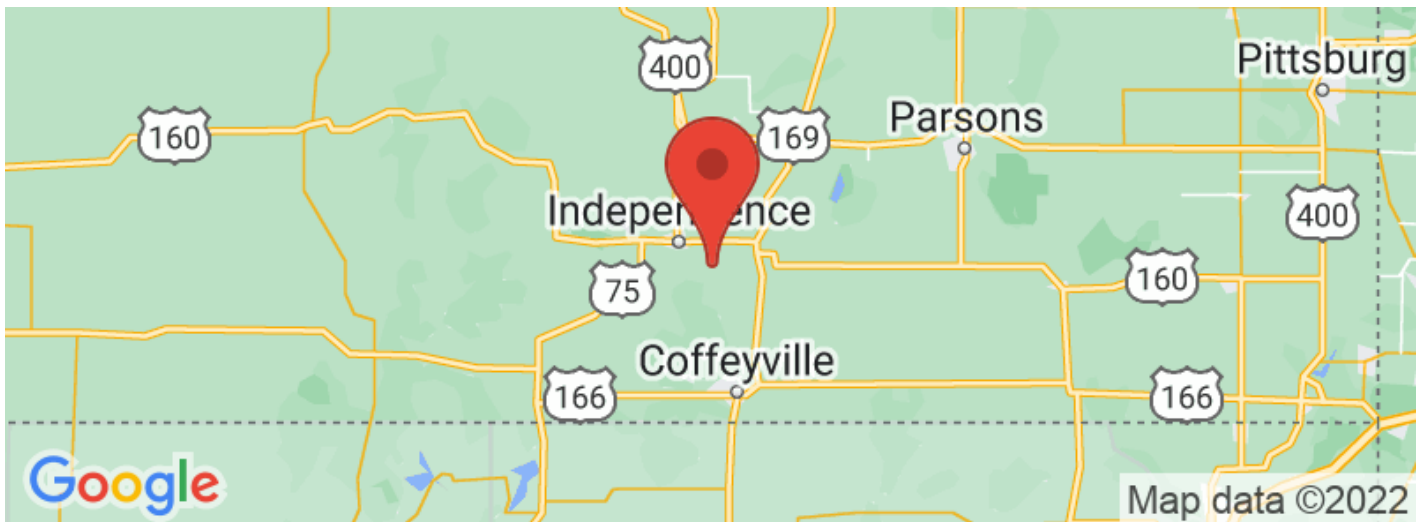
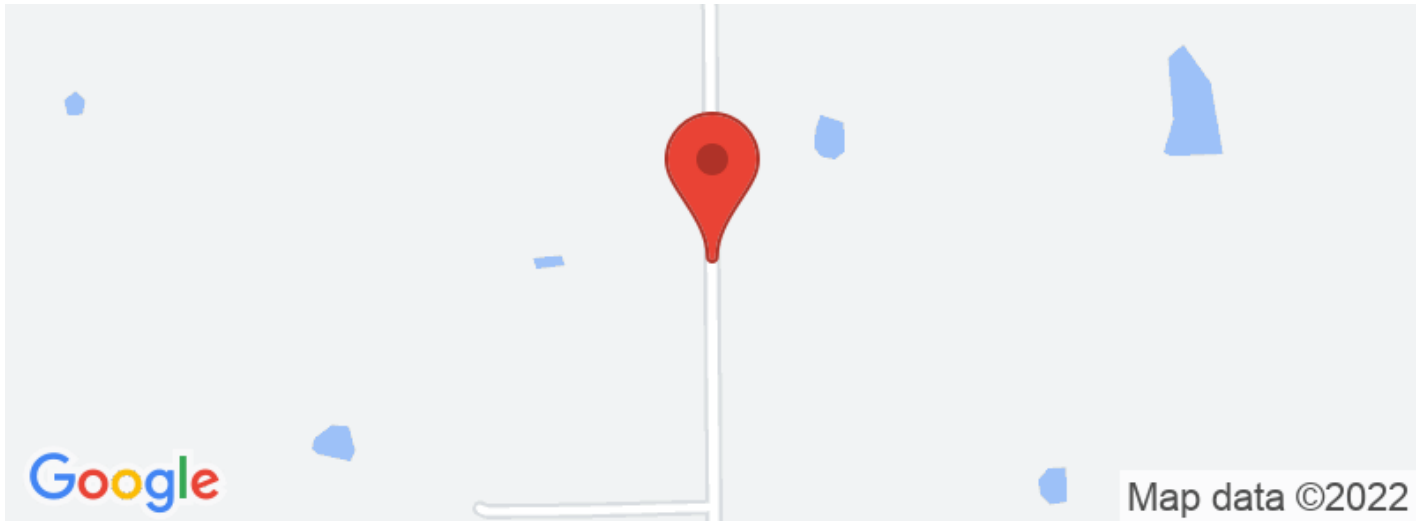
*Electric

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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Mossy Oak Properties of the Heartland

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MORE INFO ONLINE:

MossyOakProperties.com