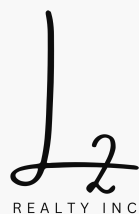


Secluded Hilltop 80
0000 CR 4200
Elk City, KS 67344

\$236,000
81.380± Acres
Montgomery County



MORE INFO ONLINE:

l2realtyinc.com

Secluded Hilltop 80
Elk City, KS / Montgomery County

SUMMARY

Address

0000 CR 4200

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Farms

Latitude / Longitude

37.215772 / -95.934642

Taxes (Annually)

240

Acreage

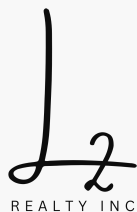
81.380

Price

\$236,000

Property Website

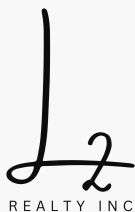
<https://l2realtyinc.com/property/secluded-hilltop-80-montgomery-kansas/45373/>



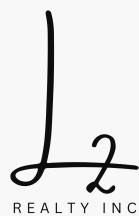
PROPERTY DESCRIPTION

Nestled among a large expanse of nature, this pristine 81.38-acre sanctuary offers the utmost in privacy and seclusion. Encompassed by dense timber and marked by scattered clearings, this property is a haven for those seeking solitude in the great outdoors. For avid hunters, this property presents an unparalleled opportunity for trophy whitetail deer, turkey, small game and upland game hunting. The area has long been known for its rich wildlife population and untouched wilderness making this a true sportsman's paradise. Large expanses of dense predominately Blackjack Oak timber covers the property except for small scattered various openings and meadows, that join together to create ideal wildlife habitat. Multiple stand and blind locations along the various wet weather drainages and clearings are easily distinguishable and setup for various wind directions, while many of the clearings with a little work would be perfect for food plot locations. And if you're a nonresident, the property qualifies for the guaranteed nonresident landowner tag. Keep an eye on the picturesque pond that enhances both the landscape and the wildlife habitat. Even in an unprecedented drought, the pond continues to hold a good pool of water and is a major attraction to wildlife in the area, as well as offering some potential for waterfowl hunting. Beyond hunting, you'll also find ample opportunities for trail riding, nature watching, camping, or various other ways to escape everyday life and ensure your enjoyment of this captivating landscape. Tucked away from the hustle and bustle, this remarkable property lies in the middle of a large section that is 2 miles by 1.5 miles without any public roads. Yet, it remains conveniently accessible, lying less than 2 miles from a paved road, making it the perfect retreat for those looking to escape to nature without sacrificing modern convenience. Perimeter fencing is in place and marks boundary lines, but needs work. All mineral, oil, and natural gas rights will transfer. Contact Land Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com.

- *81.38 Deeded Acres
- *Highly Secluded
- *No Public Road Frontage
- *Dense Timber
- *Scattered Clearings
- *Food Plot Potential
- *Pond
- *Wet Weather Drainages
- *Trophy Whitetail Deer Hunting Opportunities
- *Turkey Hunting Opportunities
- *Trail Riding Opportunities
- *Qualifies for Guaranteed Nonresident Landowner Tag
- *Lies in the middle of a 2 mile by 1.5 mile section with no public roads
- *Less than 2 miles from paved road
- *Approximatley 33 miles to Bartlesville, OK
- *Approximately 74 miles to Tulsa, OK
- *Approximately 94 miles to Joplin, MO



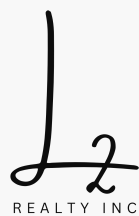
*Approxiamtely 115 miles to Wichita, KS



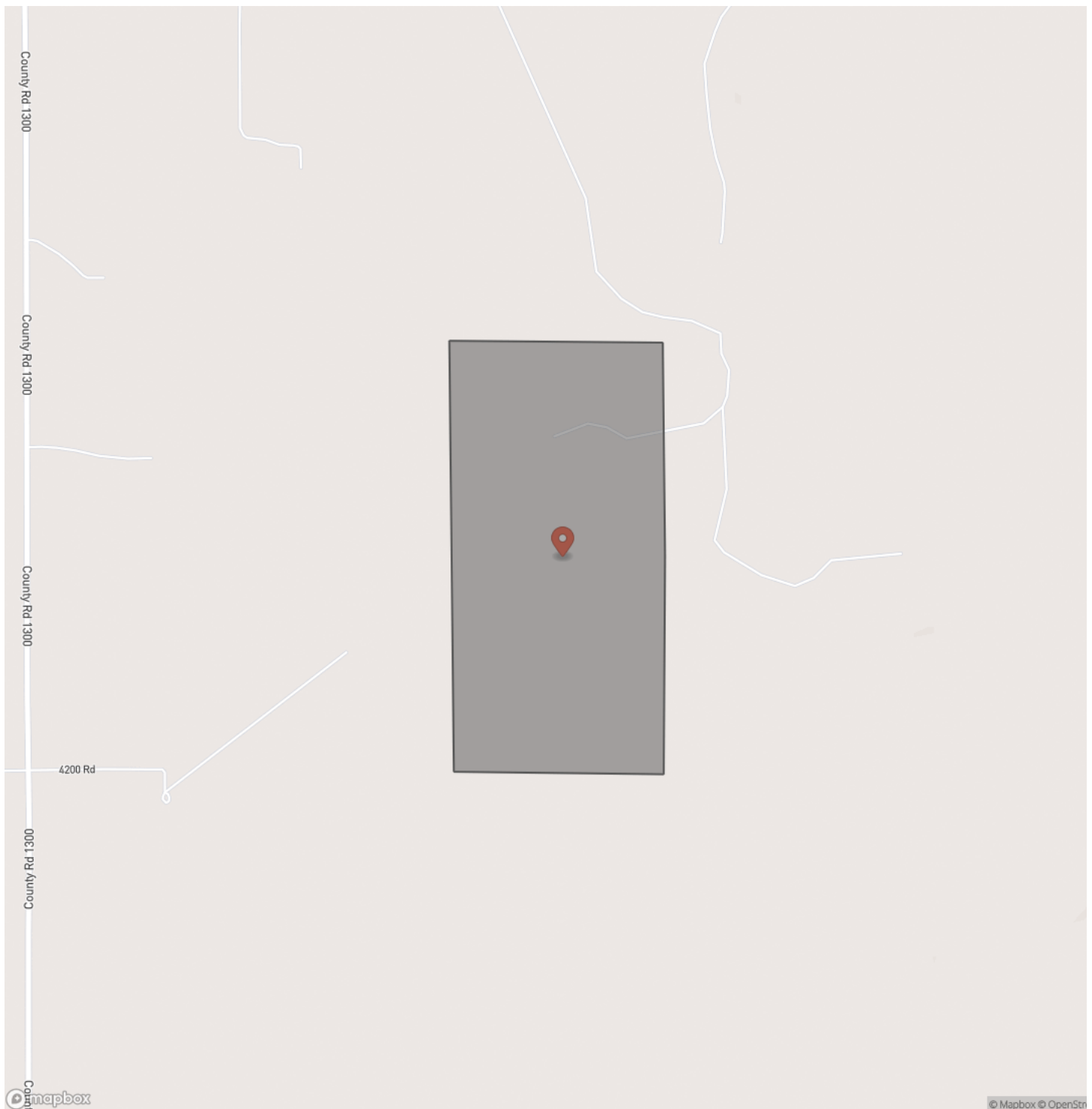
MORE INFO ONLINE:

l2realtyinc.com

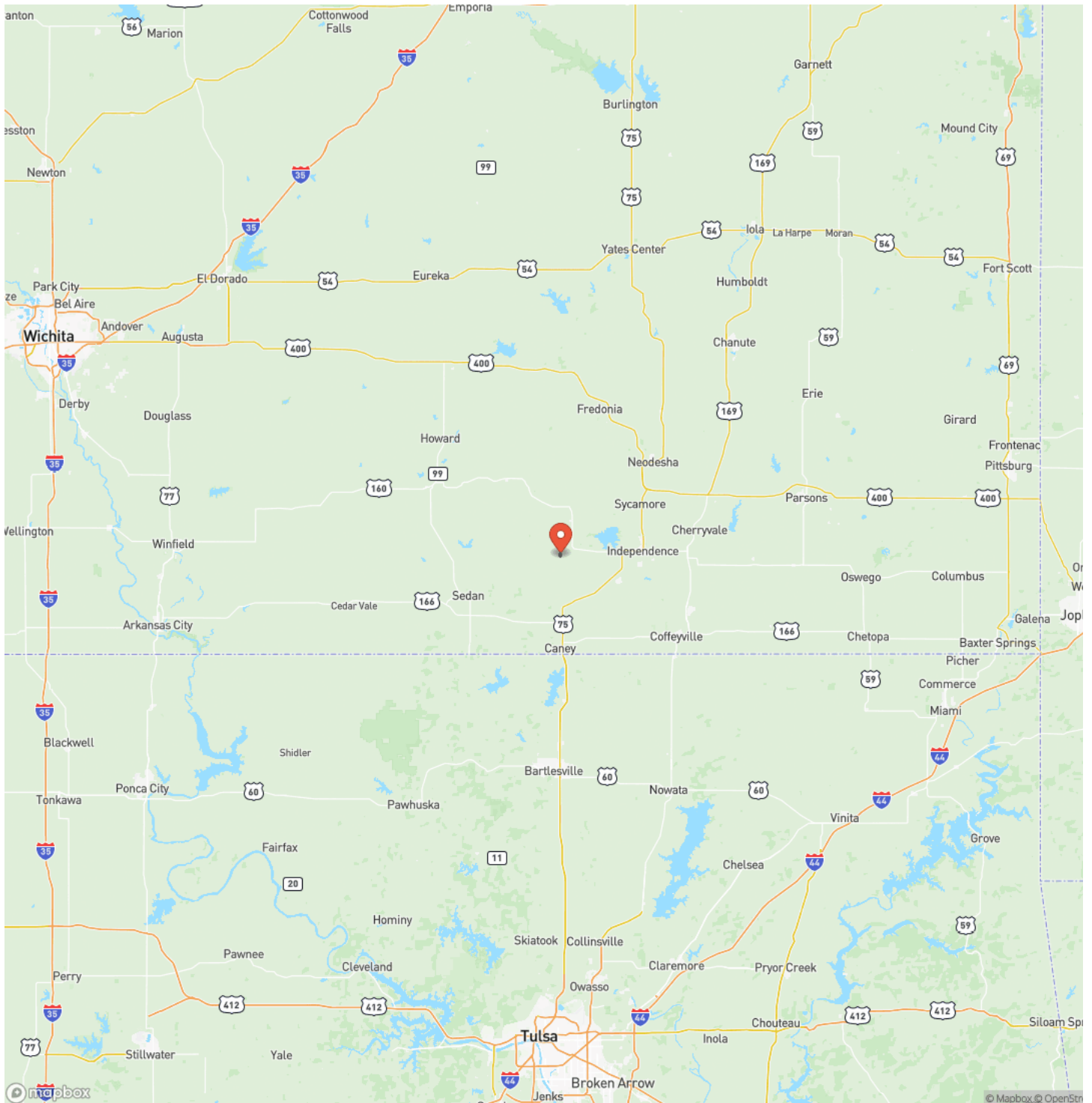
Secluded Hilltop 80
Elk City, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



Secluded Hilltop 80
Elk City, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

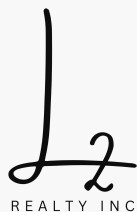
jkolb@l2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

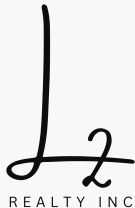


l2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

l2realtyinc.com

