

Elk River 300
00000 CR 5400
Elk City, KS 67344

\$1,275,000
296.08± Acres
Montgomery County



Elk River 300
Elk City, KS / Montgomery County

SUMMARY

Address

00000 CR 5400

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Undeveloped Land, Hunting Land, Recreational Land, Riverfront, Farms

Latitude / Longitude

37.305365 / -95.957608

Acreage

296.08

Price

\$1,275,000

Property Website

<https://l2realtyinc.com/property/elk-river-300/montgomery/kansas/92188/>



PROPERTY DESCRIPTION

Spanning approximately 300 acres, the Elk River 300 offers a rarely offered blend of productive river-bottom tillable ground and outstanding recreational opportunity. With over 1.2 miles of Elk River frontage, exceptional soils, and diverse wildlife habitat, this farm is as versatile as they come. Of the total acreage, roughly 221 acres are highly productive tillable ground made up of quality Osage Silty Clay, Dennis Silt Loam, and Verdigris Silt Loam soils-representing nearly 96% of the farm. Average 10 year yields of 50 bushel wheat, 77 bushel corn, and 30 bushel soybeans speak to the consistency and fertility of this river bottom ground. The balance of the property-approximately 80 acres-is comprised of mature timber, thick bedding cover, and open areas that support an established 1-acre food plot and excellent wildlife habitat. With trophy whitetail deer, turkey, and waterfowl hunting opportunities, the property provides exceptional year-round recreation. Two public waterfowl marshes sit directly across the road, and the property itself offers freshwater fishing in the Elk River along with the potential to develop your own private waterfowl marsh site. Adding to its uniqueness, the property lies on the south end of a contiguous 2,500+ acre block with no public roads running through it, dramatically enhancing the seclusion, wildlife quality, and overall management potential. This level of privacy is extremely rare and highly desirable for both serious hunters and long-term land stewards. Accessed by low-traveled gravel roads and located less than two miles from blacktop, the property offers privacy while remaining highly accessible. An old home site sets on the property and could once again provide the ideal location for a hunting lodge, cabin, or forever home overlooking the river valley. This rare combination of income-producing ground, river frontage, and recreational value is hard to find. Whether you're looking for a productive farm, a recreational retreat, or a long-term land investment, the Elk River 300 delivers on every front. Contact Rural Property Specialist Jake Kolb to schedule a private showing or with any questions at [620-252-5881](tel:620-252-5881) or jkolb@l2realtyinc.com.

Property Highlights:

- *300+/- Total Acres
- *221+/- Acres River-Bottom Tillable
- *1.2+/- Miles of Elk River Frontage
- *80+/- Recreational Acres
- *1+/- Acre Food Plot
- *Mature Timber & Diverse Habitat
- *Part of a 2,500+ Acre Block - With No Through Public Roads
- *Trophy Whitetail Deer, Turkey & Waterfowl Hunting
- *Freshwater Fishing Opportunities
- *Potential Waterfowl Marsh Site
- *2 Public Waterfowl Marshes Across the Road
- *10 Year Average Yields: 50 bu Wheat | 77 bu Corn | 30 bu Soybeans *96% Class II Soils (Osage Silty, Dennis Silt, Verdigris Silt Loam)
- *Potential Build Site
- *Low-Traffic Gravel Road Access
- *2+/- mi to Blacktop Road
- *3+/- mi to US Hwy 160



*18+/- mi to Independence, KS

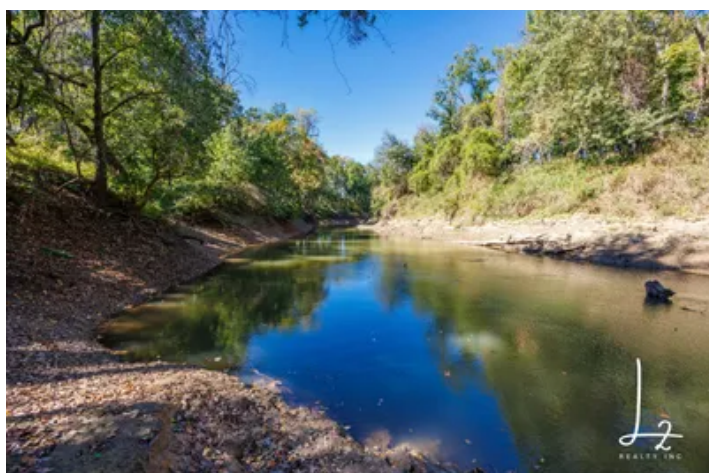
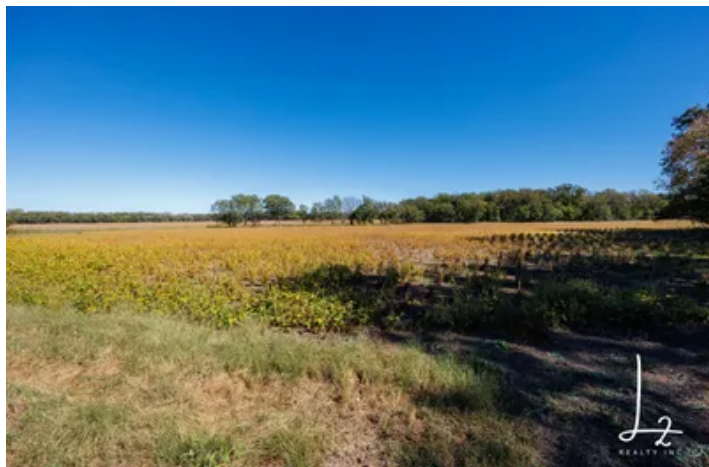
*45+/- mi to Bartlesville, OK

*85+/- mi to Tulsa, OK

*100+/- mi to Wichita, KS or Joplin, MO

*175+/- mi to Kansas City, KS





Locator Map



Locator Map



Satellite Map



Elk River 300
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

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MORE INFO ONLINE:

<https://l2realtyinc.com/>

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