

Western Montgomery County Recreation and Retreat
80
4636 CR 1100
Elk City, KS 67344

\$346,000
77.830± Acres
Montgomery County



Western Montgomery County Recreation and Retreat 80 Elk City, KS / Montgomery County

SUMMARY

Address

4636 CR 1100

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.246749 / -95.959844

Acreage

77.830

Price

\$346,000

Property Website

<https://l2realtyinc.com/property/western-montgomery-county-recreation-and-retreat-80-montgomery-kansas/84772/>



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PROPERTY DESCRIPTION

If you're looking for a private getaway, future homesite, or multi-use property with excellent hunting and agricultural value, this 80+/- acre tract checks all the boxes. Located on what is commonly referred to as County Line Road, this property sits as far west as you can go in Montgomery County, bordering Chautauqua County. It offers peace, privacy, and plenty of room to enjoy the outdoors. The heavily timbered fence line provides minimal visibility from the road, enhancing the property's seclusion. The land also gradually loses elevation from the road, further increasing the sense of privacy as you travel down the half-mile-long driveway.

The front half of the land includes approximately 27 acres of native grass currently used for hay production. Supported by deep soils, perimeter fencing, and cross-fencing, this portion of the property offers a return on investment through hay production, grazing potential, or— for the outdoorsman— food plot development. Speaking of the outdoorsman, the property is packed with potential: dense, mature timber, natural elevation changes, and multiple wet weather drainages combine to create ideal conditions for wildlife movement. A small, picturesque creek with multiple waterfalls and two ponds adds both natural beauty and water sources, including opportunities for freshwater fishing. Several clearings throughout the property provide perfect setups for supplemental feeding stations.

The property is bordered to the north and east by large blocks of heavy timber, while large destination agricultural fields begin just a quarter-mile to the south—creating an ideal blend of bedding, cover, and food that's hard to find in this area of the county. A quick glance at trail camera photos shows a strong history of trophy whitetail activity, and the area also supports a thriving turkey population. While many areas until recently, saw a decline in turkey numbers over the past decade, this area has remained consistently strong, with flocks of 20-30 birds or more commonly seen on the property.

With electricity, both well and rural water capability, and fiber optic internet availability, this property is ready for development. It also includes a 40x60 metal building and a 14x85 shed, offering immediate storage, living, or workspace options. The 40x60 building previously contained living quarters but has since been gutted and currently has no internal walls—offering a blank slate to make it your own.

Whether you're dreaming of building your forever home, creating a hunting retreat, setting up a weekend getaway, or simply investing in a diverse piece of land with endless possibilities, this property has the flexibility and features to make it happen.

All mineral, water, wind, natural gas, and oil rights will transfer, with no current production in place.

Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2realtyinc.com with any questions or to schedule a private showing

*80+/- Acres

*27+/- Acres Native Grass

*Hay Production

*Fenced

*Cross Fenced

*Deep Soils

*Food Plot Potential

*Elevation Changes

*Secluded

*Dense Woods

MORE INFO ONLINE:

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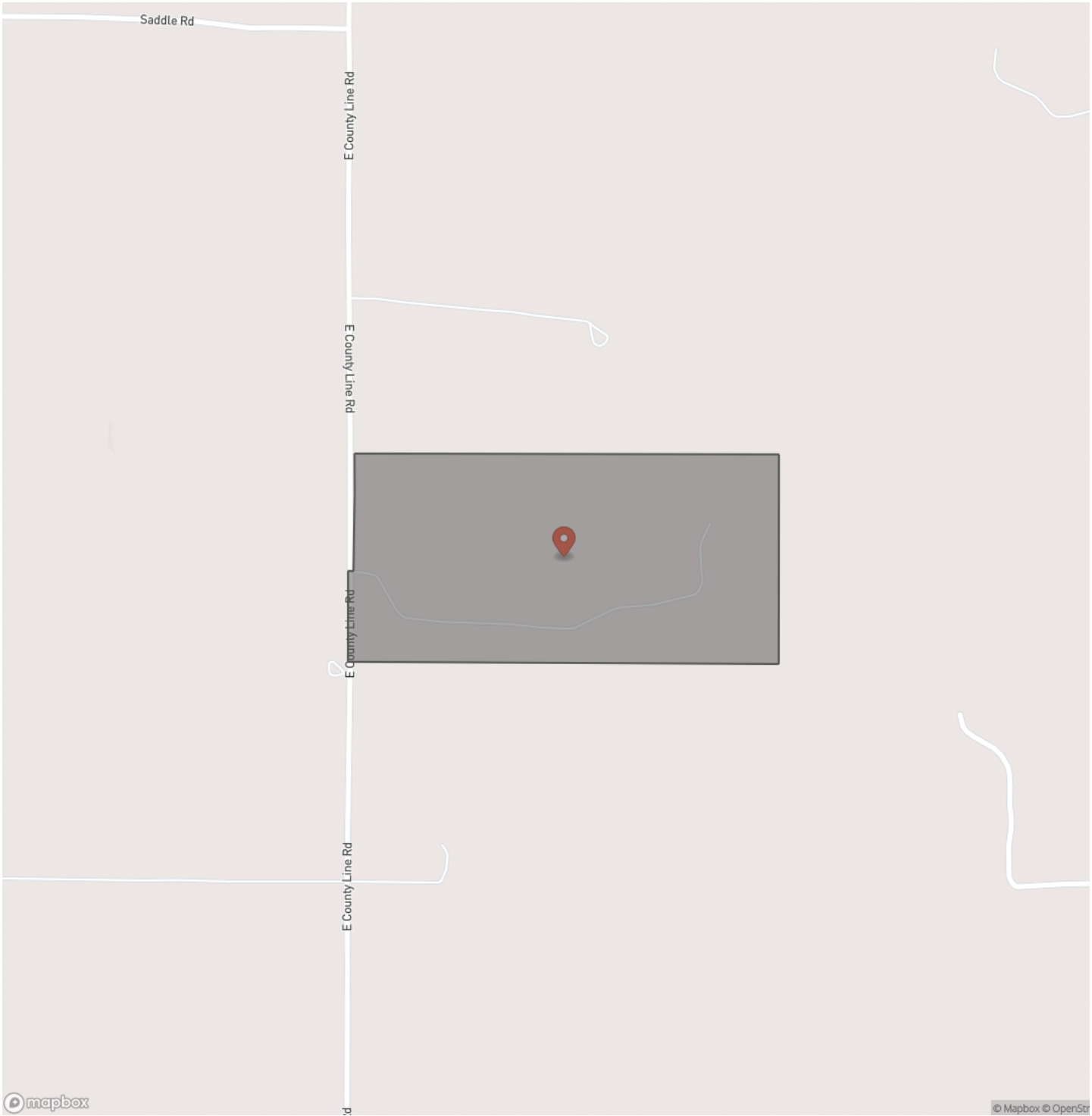
- *Picturesque Creek
- *Wet Weather Drainages
- *2 Ponds
- *Trophy Whitetail Potential
- *Trophy Whitetail History
- *Turkey Potential
- *Homesite
- *Over 1/2 Mile long Driveway
- *40x60 Metal Building
- *14x85 Shed
- *Electricity
- *Well Water
- *Rural Water Potentail
- *Fiber Optic Internet Capability
- *Build Sites



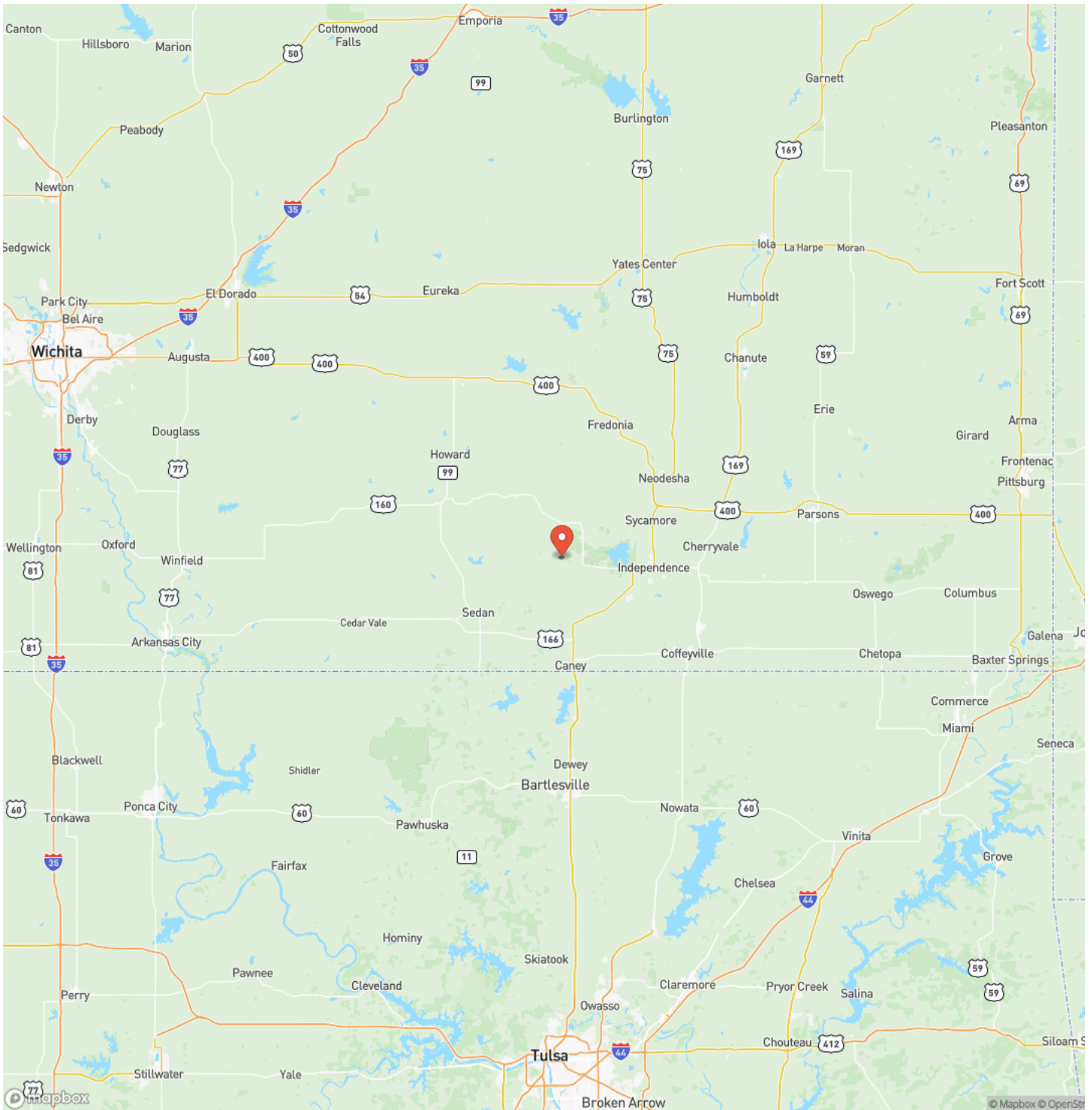
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Elk City, KS / Montgomery County



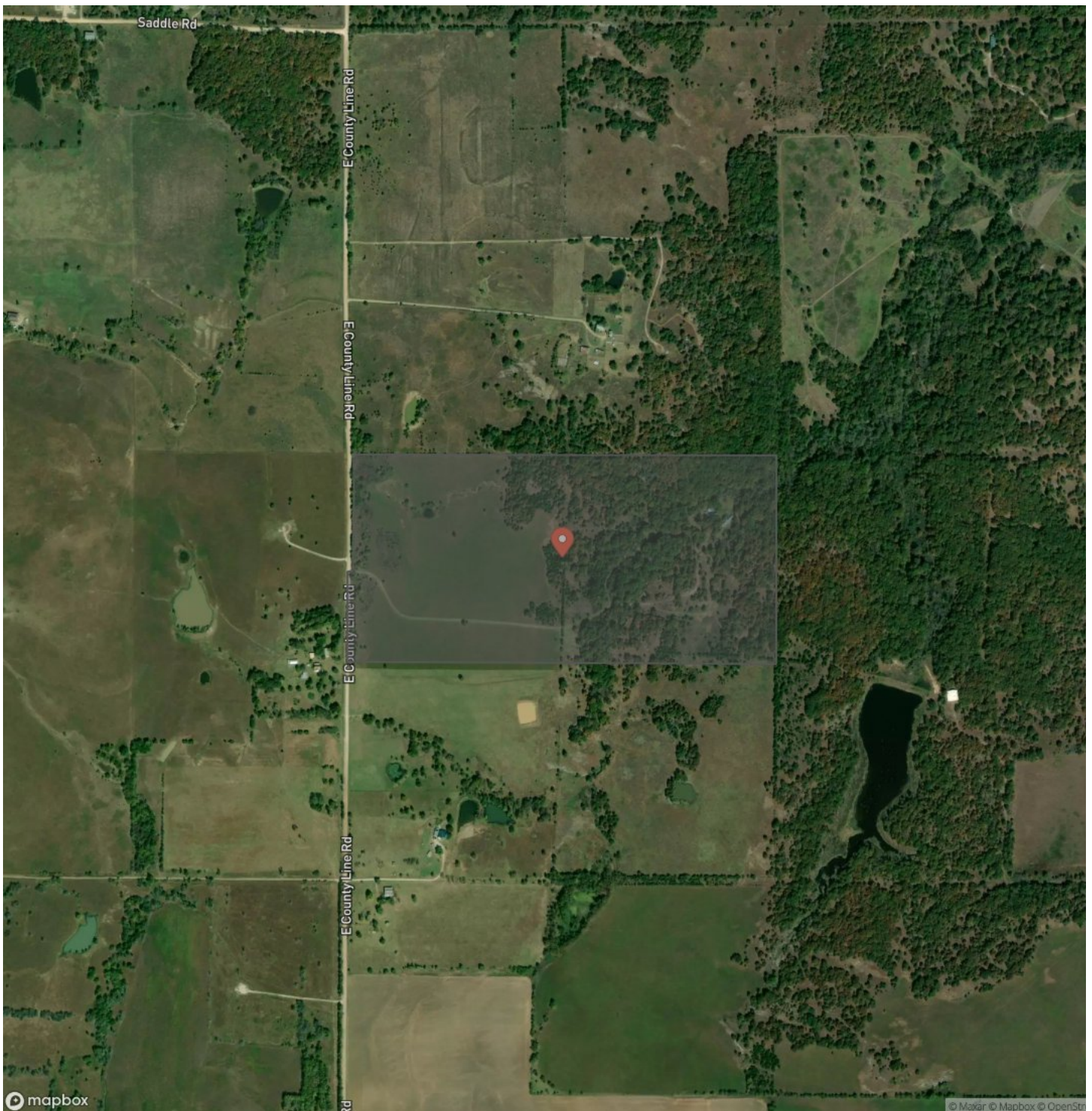
Locator Map



Locator Map



Satellite Map



Western Montgomery County Recreation and Retreat 80
Elk City, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

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This image shows a single 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.



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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.



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