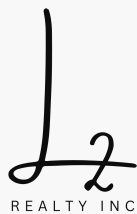


KSOK Addition Lot 3
1380 CR 4000
Elk City, KS 67344

\$85,000
21.762± Acres
Montgomery County



KSOK Addition Lot 3
Elk City, KS / Montgomery County

SUMMARY

Address

1380 CR 4000

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Recreational Land, Undeveloped Land, Horse Property, Lot

Latitude / Longitude

37.195675 / -95.929229

Acreage

21.762

Price

\$85,000

Property Website

<https://l2realtyinc.com/property/ksok-addition-lot-3-montgomery-kansas/42279/>



PROPERTY DESCRIPTION

Welcome home to the KSOK Addition. Centrally located between Elk City and Havana this addition offers the peace and solitude of rural living, while never leaving the convenience of a blacktop road. Lot 3 consists of 21.762 acres offering the perfect spot for a potential peace retreat, as well as multiple additional features. Situated along a paved road, this property boasts convenient access via additional road frontage along the Eastern side of the property. Lot 3 offers multiple potential build sites for you to create your dream residence. Discover the perfect spot to construct your ideal home or retreat, taking advantage of the property's surroundings and rolling terrain. For the farmer who enjoys the outdoors, the property is located in USD#446 and offers recreational as well as agricultural opportunities. The property features two ponds providing recreational opportunities for relaxation, fishing, or simply enjoying the peaceful ambiance. In addition, the water sources as well as the timber lined wet weather drainage, provide required water sources for stock and wildlife. The timber lined wet weather drainage also provides a natural travel corridor for wildlife with whitetail deer, turkey, coyotes, and a variety of song and game birds being common visitors to the property. Property does have a natural gas well with a gate and access road entering the property from the East. Mineral rights will transfer with the property having good perimeter fencing, but internal fencing needing installed should buyer require it. 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.cc

*21.762 Acres

*Building Site Potential

*Blacktop Road Frontage

*Road Frontage on Two Sides

*Two Ponds

*Natural Gas Well

*USD #446 School District

*Grazing Potential

*Wet Weather Drainage Ditch

*Wildlife

*9 miles to HWY 75

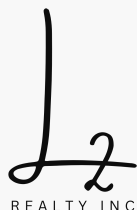
*13+/- miles to Independence

*13+/- miles to Caney, KS

*33+/- miles to Bartlesville, OK

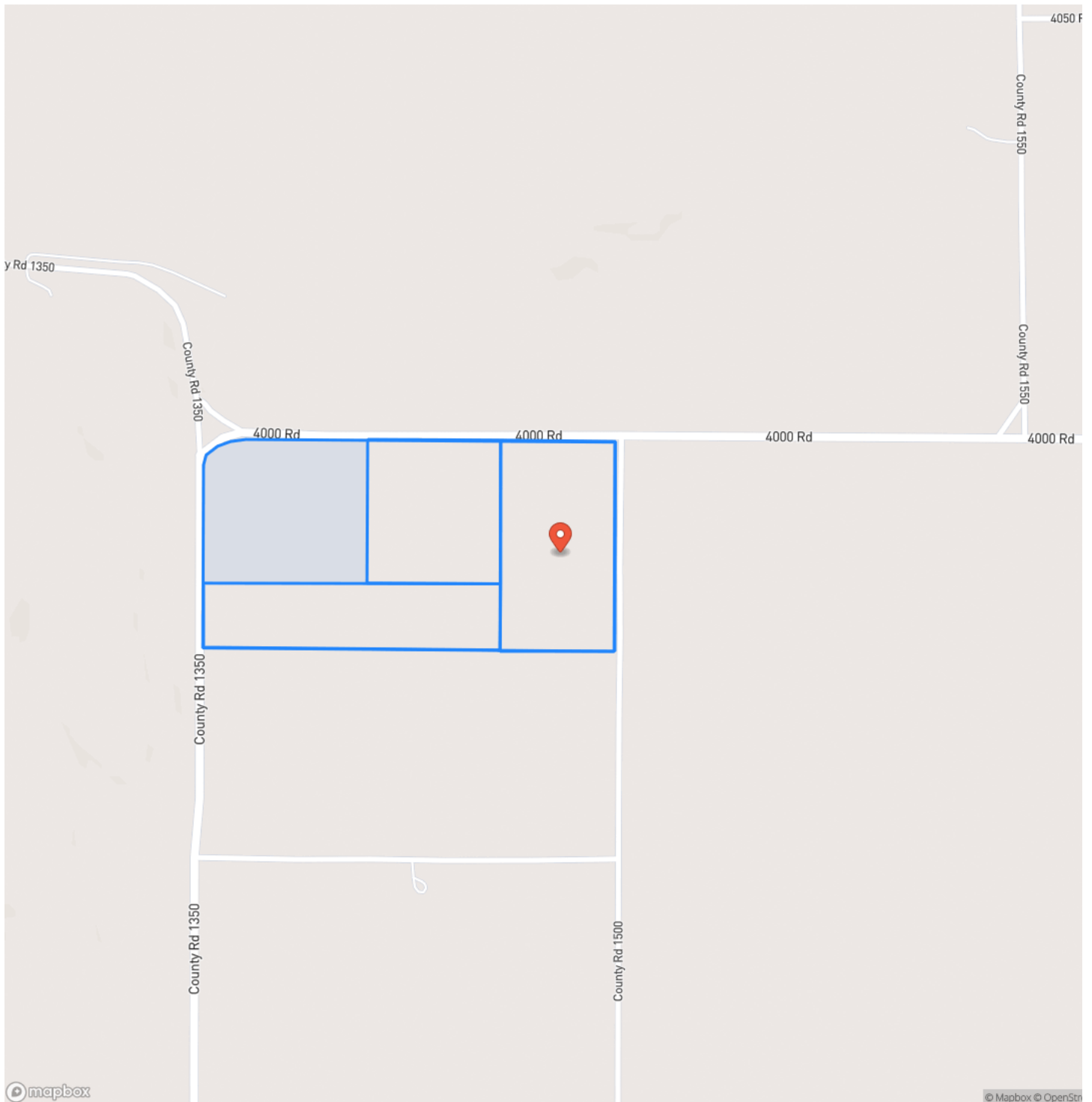
*75+/- miles to Tulsa, OK

*112+/- miles to Wichita, KS

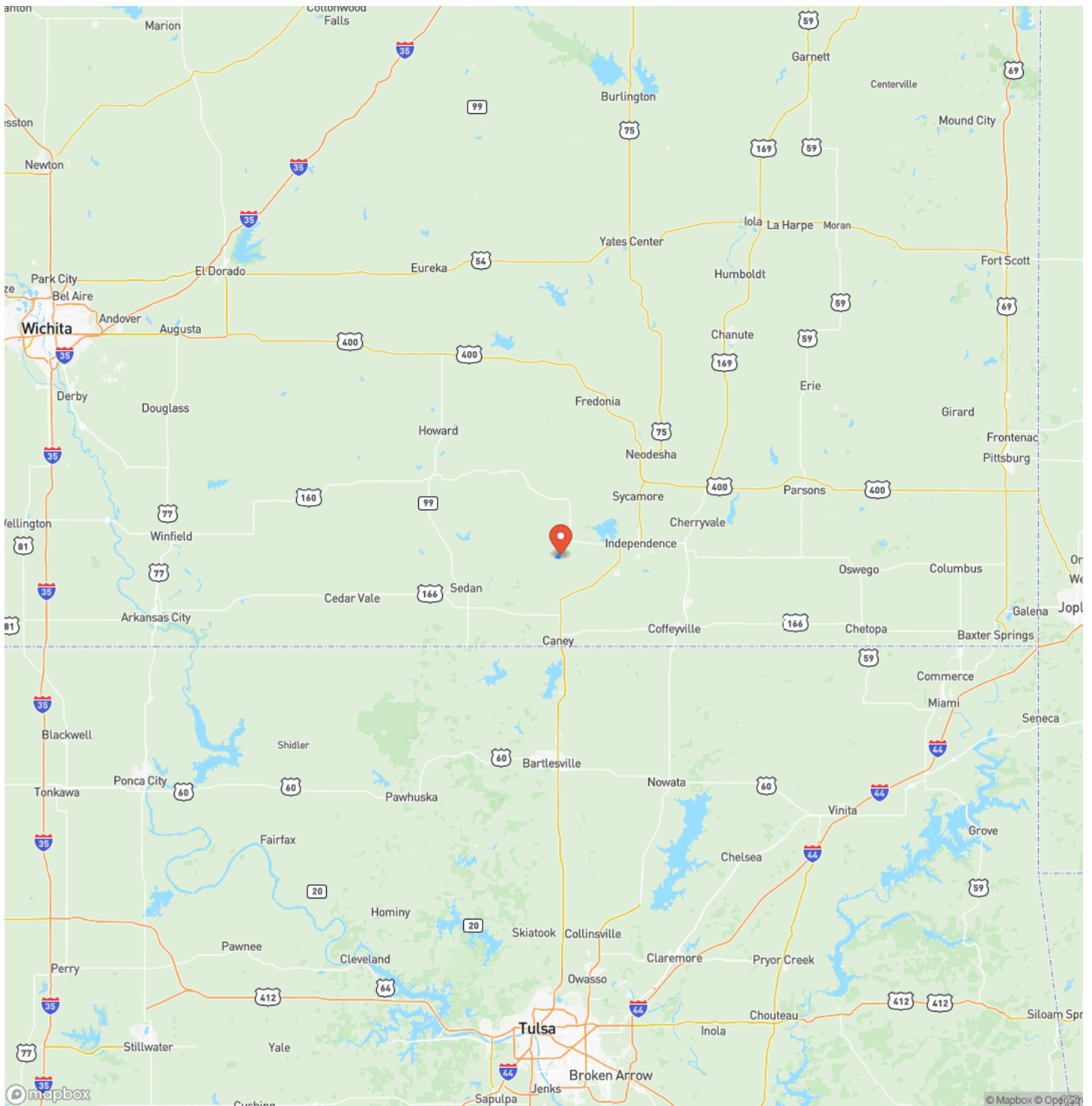




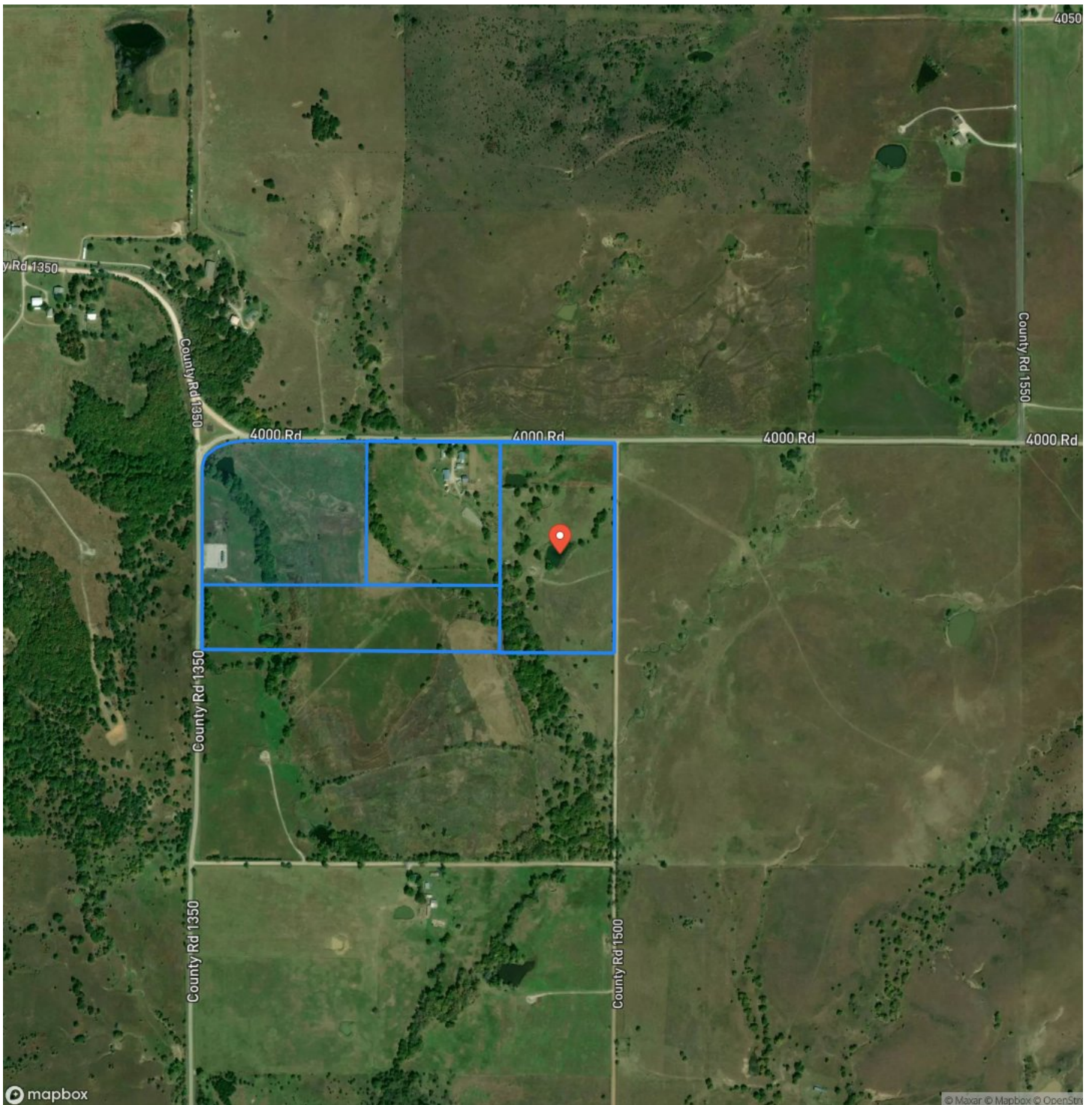
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

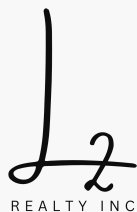
jkolb@l2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

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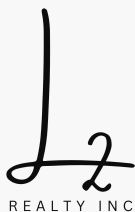
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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 relation 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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