

Elk River 300
00000 CR 5400
Elk City, KS 67344

\$1,440,000
296.080± 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

296.080

Price

\$1,440,000

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

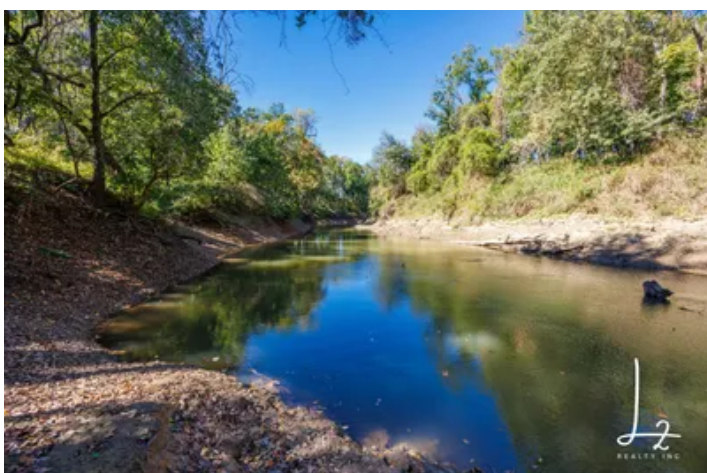
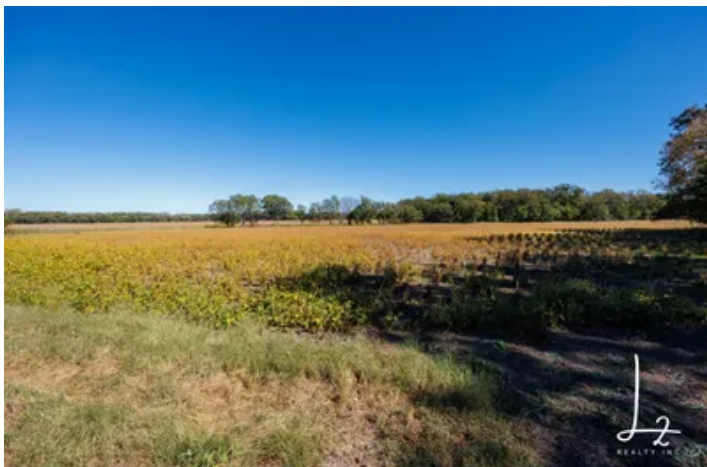
*45+/- mi to Bartlesville, OK

*85+/- mi to Tulsa, OK

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

*175+/- mi to Kansas City, KS

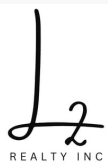
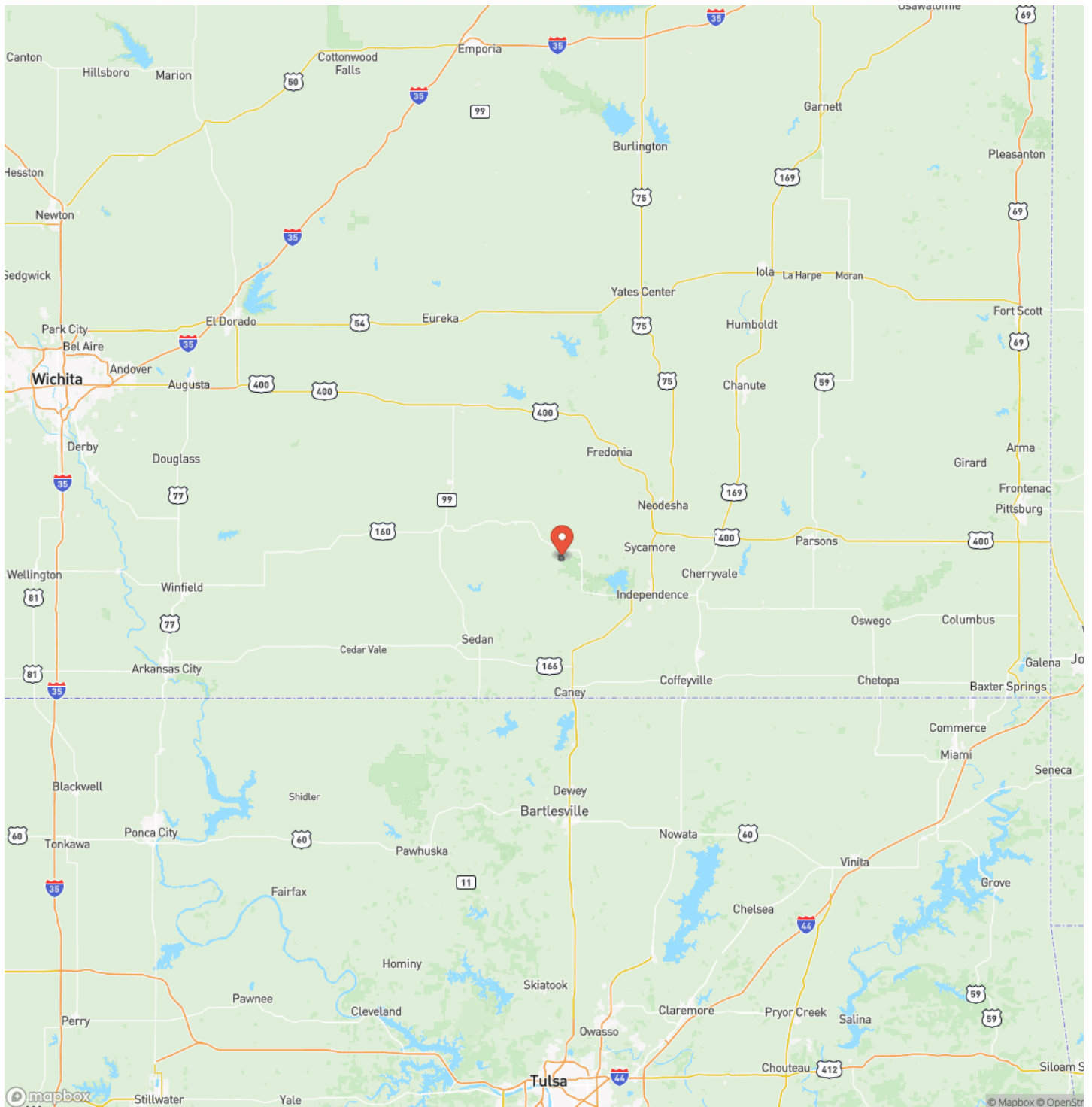




Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

L2realtyinc.com

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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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 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

