

**70+/- Acres MG County Prime Hunting and Ag
Opportunity**
1354 CR 4400
Elk City, KS 67344

\$280,000
70± Acres
Montgomery County



70+/- Acres MG County Prime Hunting and Ag Opportunity
Elk City, KS / Montgomery County

SUMMARY

Address

1354 CR 4400

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Undeveloped Land, Hunting Land

Latitude / Longitude

37.224296 / -95.937015

Acreage

70

Price

\$280,000

Property Website

<https://l2realtyinc.com/property/70-acres-mg-county-prime-hunting-and-ag-opportunity-montgomery-kansas/92265/>



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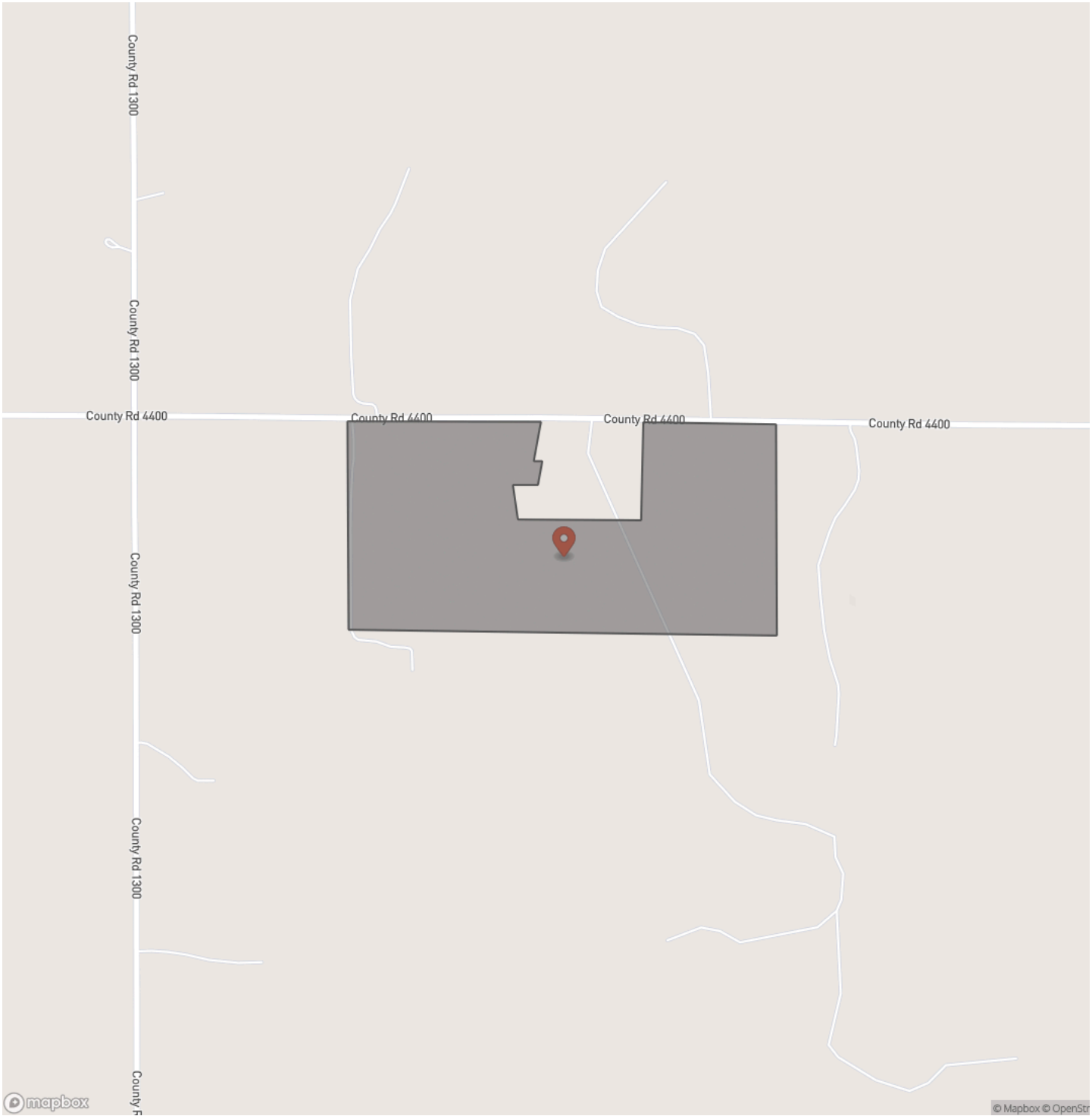
PROPERTY DESCRIPTION

This 70+/- acre tract offers the ideal blend of seclusion, natural beauty, and multi-use potential. With a mix of native grasses, timber, and gentle elevation changes, this property provides excellent opportunities for grazing, hay production, or recreation. The land features 9+/- acres of established hay meadow, is fully fenced and cross-fenced, and includes two ponds, wet-weather drainages, and Card Creek running through the property. The diverse terrain and Dennis Silt Loam soil creates several ideal food plot locations, while the combination of open and wooded areas provides abundant wildlife habitat. For the outdoorsman, this property delivers outstanding trophy whitetail deer and turkey hunting opportunities. It sits within a 1,200+ acre hill system with no public roads, ensuring minimal disturbance and uninterrupted wildlife movement. Nearby destination ag fields add to the property's appeal, helping establish strong feed-to-bed travel patterns that make for consistent hunting success. Access and convenience are also key advantages - located less than one mile from a paved road, with utilities and a natural gas well already in place, the property offers several potential build sites for a future home or cabin. Centrally located yet incredibly private: 12 miles to Independence, KS 38 miles to Bartlesville, OK 80 miles to Tulsa, OK 90 miles to Joplin, MO 111 miles to Wichita, KS Whether you're looking for a secluded hunting retreat, small cattle operation, or scenic homesite, this Montgomery County gem checks every box. 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. *70+/-Acres *9+/- Acres Hay Meadow *Fenced and Cross Fenced *2 Ponds *Card Creek *Wet Weather Drainages *Elevation Changes *Native Grass *Timber *Potential Food Plot locations *Trophy Whitetail Deer Hunting Opportunities *Turkey Hunting Opportunities *Less than 1 mile from paved road *Potential Build Sites *Utilities Available *Natural Gas Well *Dennis Silt Loam Soil *Part of 1200+ acre Timbered Hill System

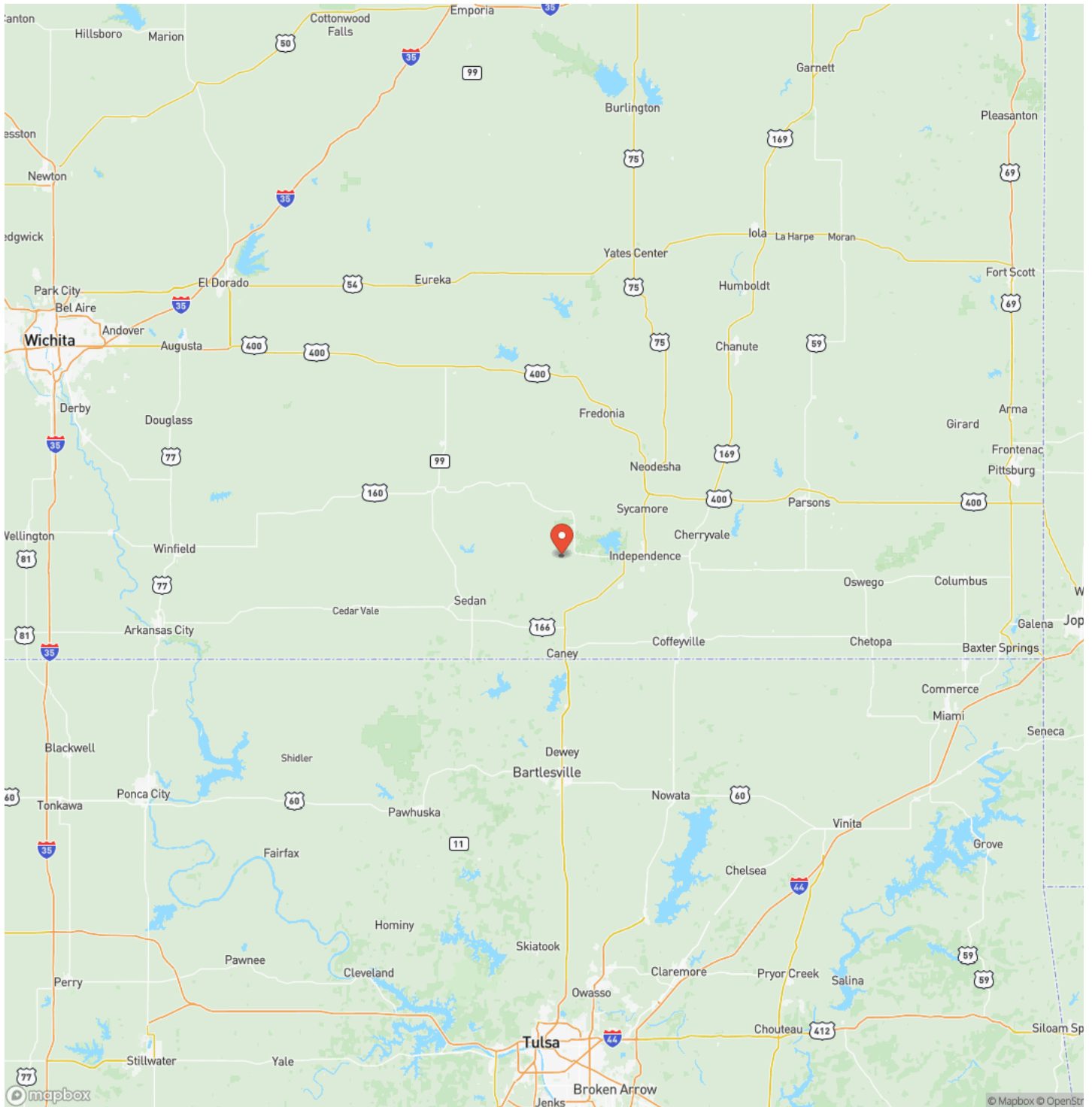
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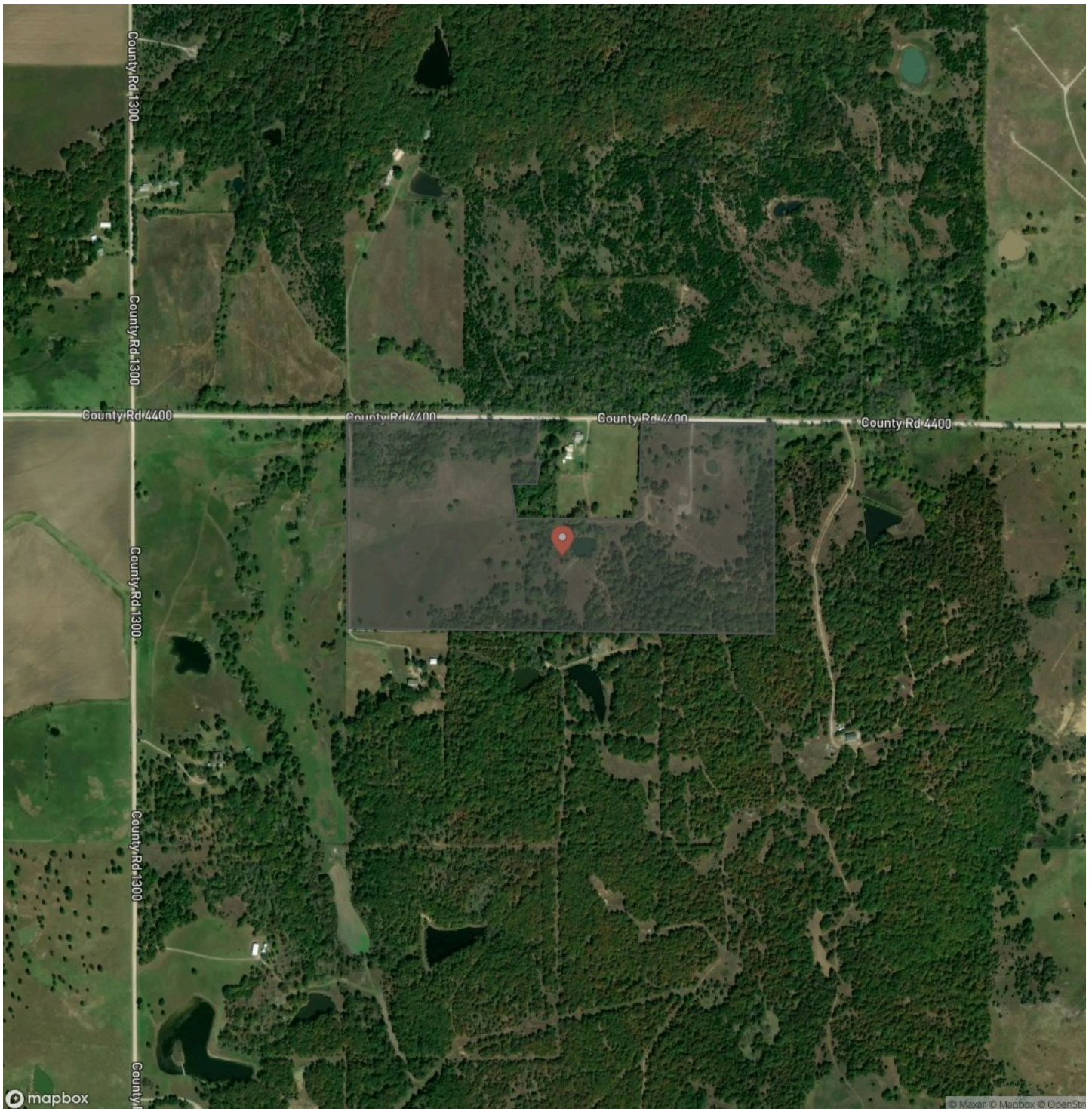
Locator Map



Locator Map



Satellite Map



70+/- Acres MG County Prime Hunting and Ag Opportunity 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

NOTES

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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.



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.



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