

Recreational Weekend Getaway Spot!
0000 CR 2300
Elk City, KS 67344

\$224,000
80± Acres
Montgomery County



MORE INFO ONLINE:

l2realtyinc.com

Recreational Weekend Getaway Spot! Elk City, KS / Montgomery County

SUMMARY

Address

0000 CR 2300

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Farms

Latitude / Longitude

37.274194 / -95.86219

Taxes (Annually)

446

Acreage

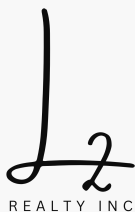
80

Price

\$224,000

Property Website

<https://l2realtyinc.com/property/recreational-weekend-getaway-spot-montgomery-kansas/45130/>



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PROPERTY DESCRIPTION

Owning rural property is is a dream come true. Building that new dream home could be a dream come true as well! Getting out doors and spending time with the family is truly time well spent. Just east of Elk City Kansas sits this 80 acres. It has so many options as you will notice pulling up to the gate. Mixed grasses run throughout with native grass being abundant. If cattle are in your thoughts the new pond and some perimeter fencing gives you a head start on your operation. Located along paved road frontage this could be the ideal spot for building a home or cabin. Rural water has been established and meter is in place currently. Wildlife seem to frequent the area. Quail are on a come back to this area and the thick hedge row on the west property line give them plenty of cover. Gradual elevation change throughout may give you some serious thoughts on perhaps a large duck marsh or pond. Additional acreage is currently available if 80 acres is not enough. Located above Elk City Lake gives it more character for its location. Independence Kansas is 8 miles away, Tulsa Oklahoma less than 2 hours away and Wichita Kansas is about 2 hours away. Just a short drive to make a weekend getaway spot and watch the sunset and the stars to come out! Lets go Look!

Jamie Reister

[620-330-7522](tel:620-330-7522)

*Paved Road

*Rural Water

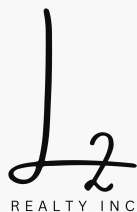
*Potential Marsh Area

*Some Fencing

*Quail

*New Pond

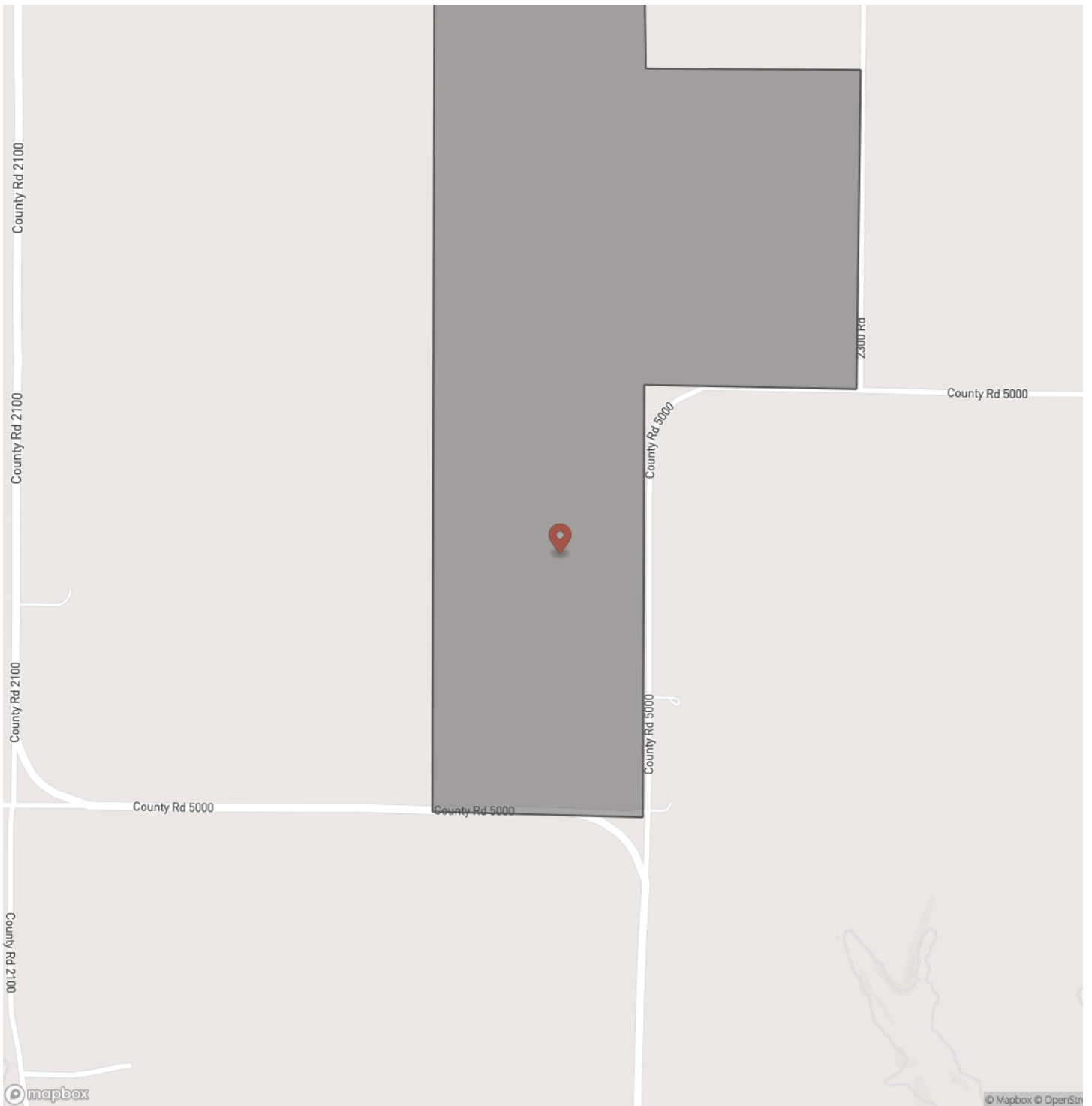
**Close To Elk City Lake



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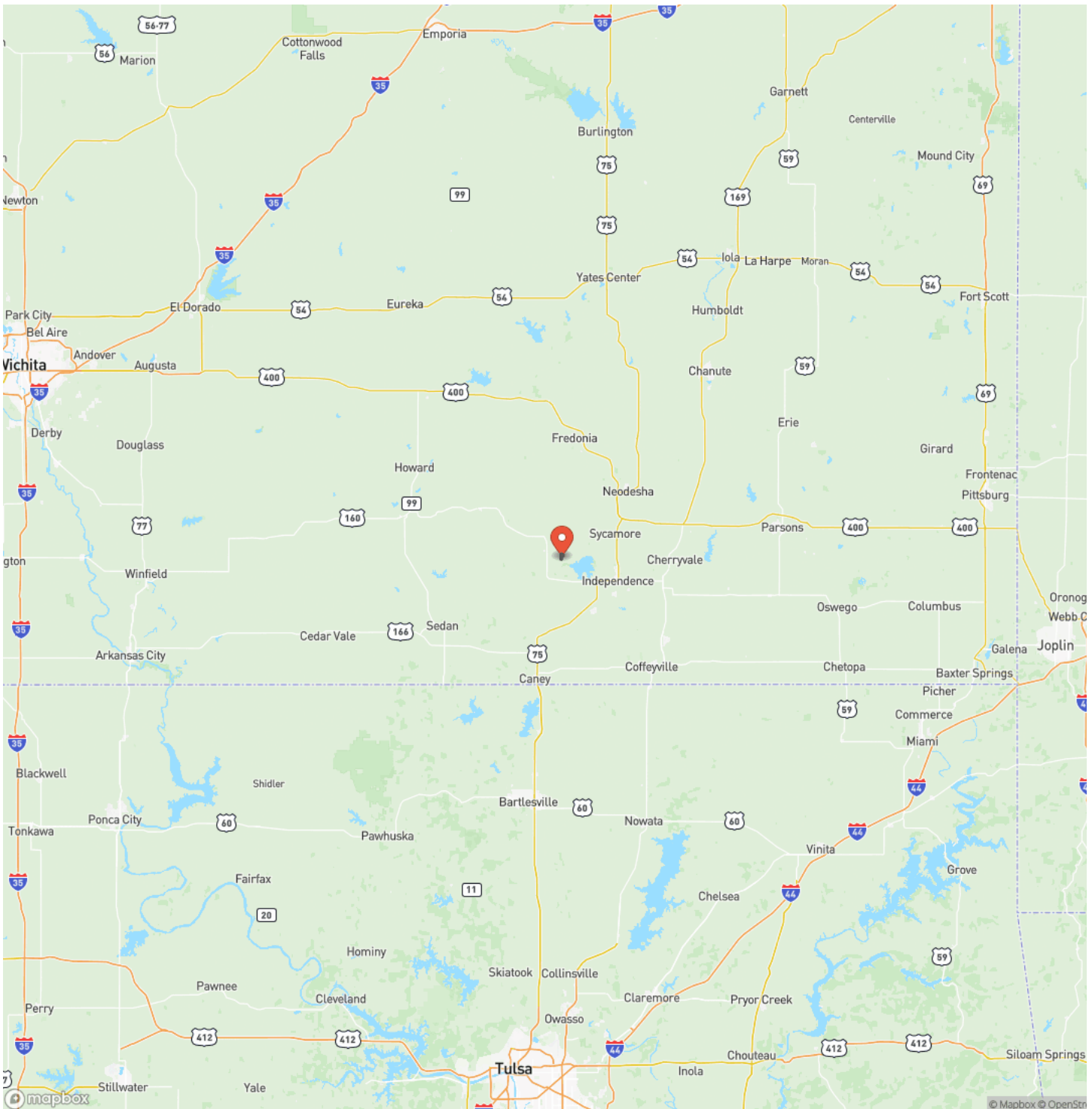


Locator Map



Elk City, KS / Montgomery County

Locator Map



Satellite Map



Recreational Weekend Getaway Spot! Elk City, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Reister

Mobile

(620) 330-7522

Email

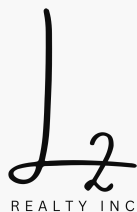
jreister@l2realtyinc.com

Address

City / State / Zip

Independence, KS 67301

NOTES

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MORE INFO ONLINE:

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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.



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