

82 +/- Acres Of Montgomery County Kansas Recreation!!
00000 CR 3900
Sycamore, KS 67363

\$389,500
82± Acres
Montgomery County



82 +/- Acres Of Montgomery County Kansas Recreation!! Sycamore, KS / Montgomery County

SUMMARY

Address

00000 CR 3900

City, State Zip

Sycamore, KS 67363

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.3363 / -95.6951

Acreage

82

Price

\$389,500

Property Website

<https://l2realtyinc.com/property/82-acres-of-montgomery-county-kansas-recreation-/montgomery/kansas/99129/>



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Sycamore, KS / Montgomery County

PROPERTY DESCRIPTION

Located just outside of Sycamore, Kansas, this outstanding 82 +/- acre tract represents a rare opportunity to own highly desirable recreational ground in an area known for exceptional wildlife and strong habitat. This farm features a beautiful blend of mature hardwood timber, winding creek bottom, and food plot locations that are strategically positioned to attract and hold wildlife throughout the seasons. Grassy bedding areas provide excellent cover, while natural funnels and points extend toward neighboring crop fields, creating ideal travel corridors for deer moving between bedding and feeding areas. The property's close proximity to the river further enhances its ability to consistently produce and sustain quality whitetail deer and thriving turkey populations.

The land offers excellent topography with rolling elevation changes that not only create scenic views but also provide ideal stand locations and multiple access options for different wind directions. The mature timber offers both immediate hunting opportunities and long-term value, while the open pockets and food plot areas allow for continued habitat improvement. The creek bottom serves as a natural water source and travel route, making this property extremely attractive to wildlife year-round. This tract has the ideal balance of cover, food, and water—three critical components of a premier hunting property.

Accessibility is another key feature, with convenient access just off Highway 75, allowing for easy entry while still maintaining privacy and seclusion. The location also places the property within a strong agricultural area, with surrounding crop production supporting consistent wildlife movement and feeding patterns. Whether you are looking to develop a turnkey hunting farm, invest in quality Kansas land, or create a private recreational retreat, this property offers unlimited potential.

With its diverse habitat, proven wildlife presence, excellent access, and ideal location near Sycamore, this 82 +/- acre tract is a rare find for hunters, investors, and outdoor enthusiasts seeking a premium piece of Kansas land.

*Elevation Change

*Food Plot Areas

*Deer

*Turkeys

*Mature Timber

*Great Habitat

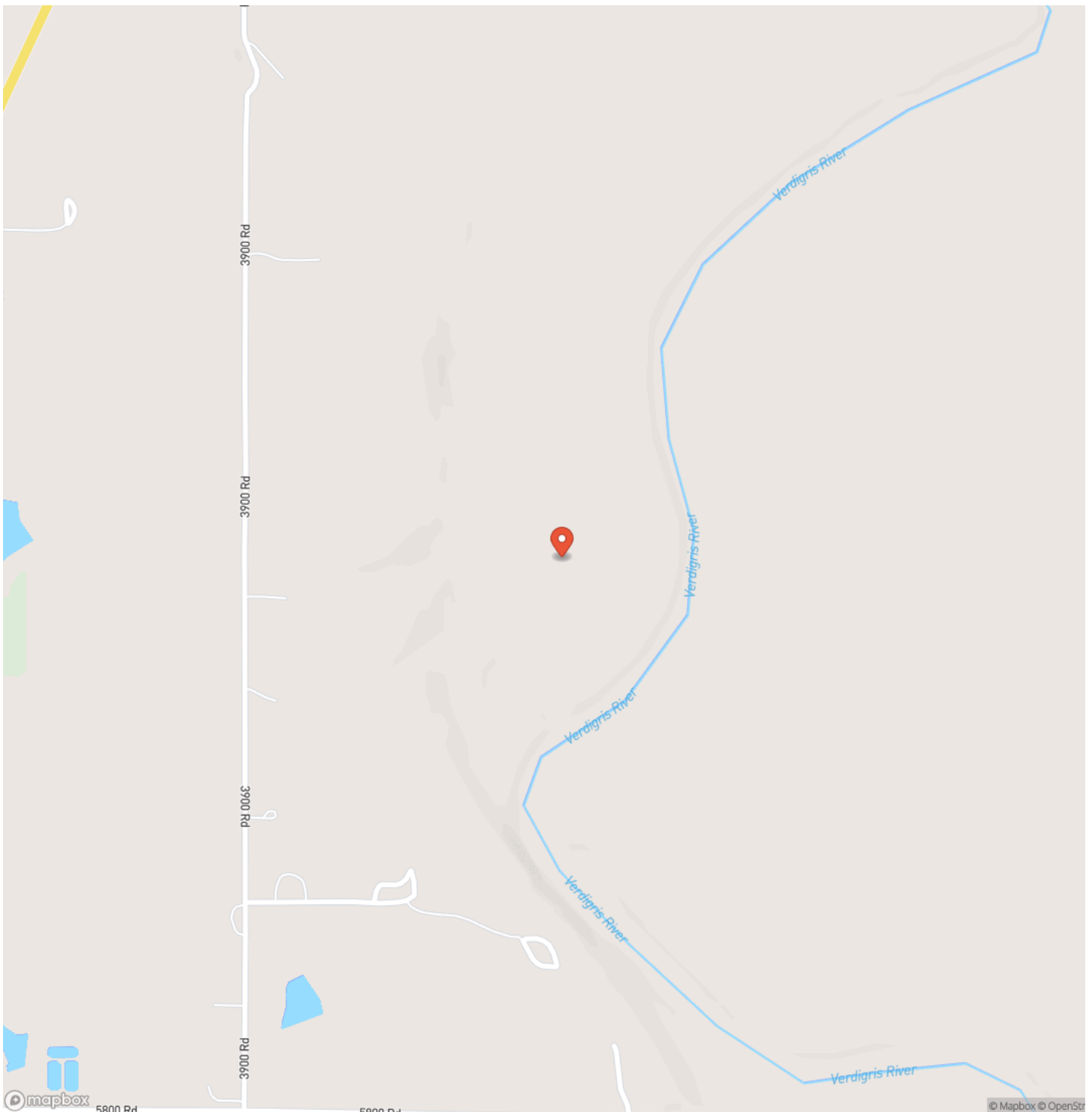
*Creek Bottom

*Bedding Areas

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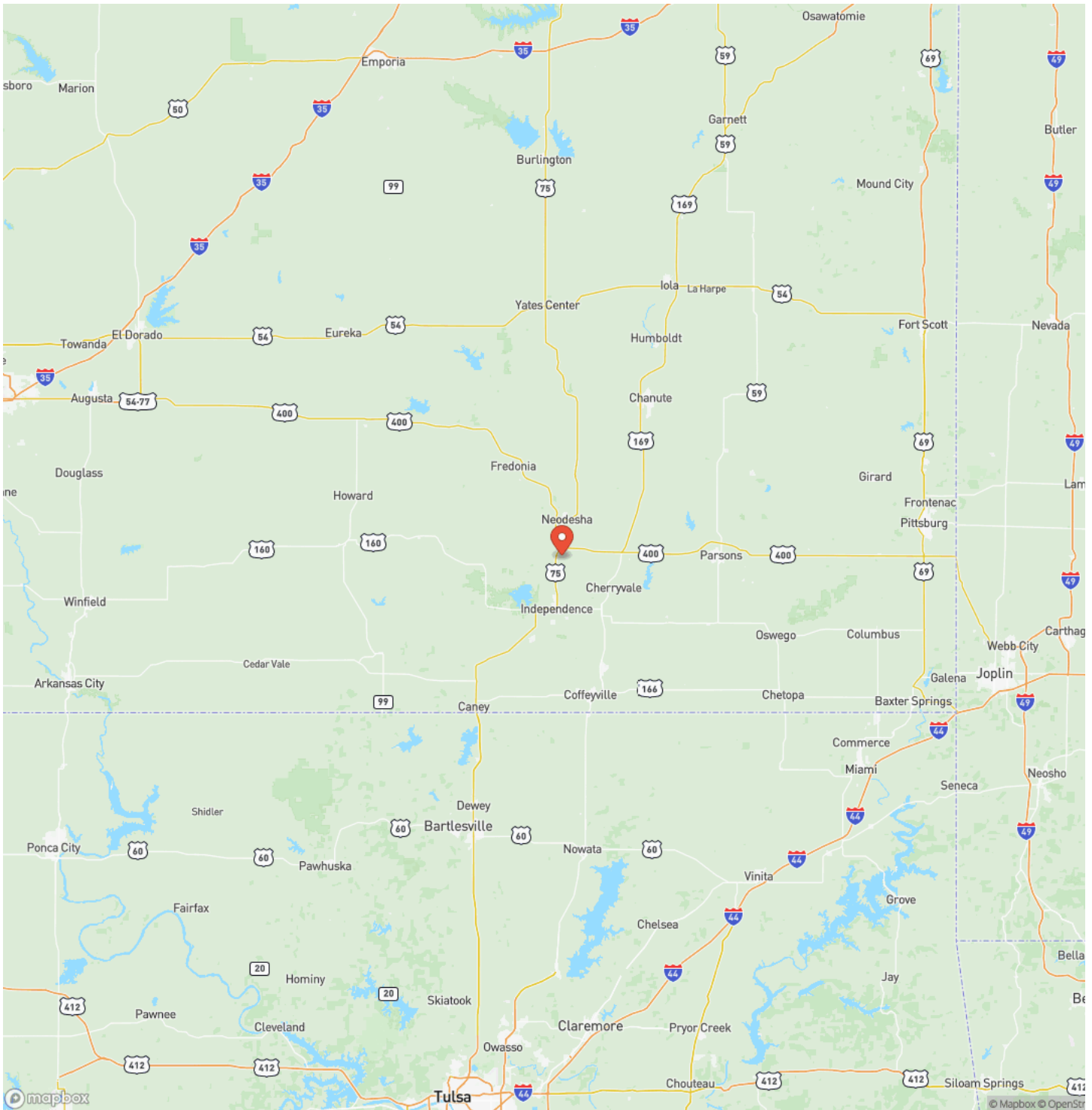


Locator Map



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Locator Map



82 +/- Acres Of Montgomery County Kansas Recreation!!
Sycamore, KS / Montgomery County

Satellite Map



82 +/- Acres Of Montgomery County Kansas Recreation!! Sycamore, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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

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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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