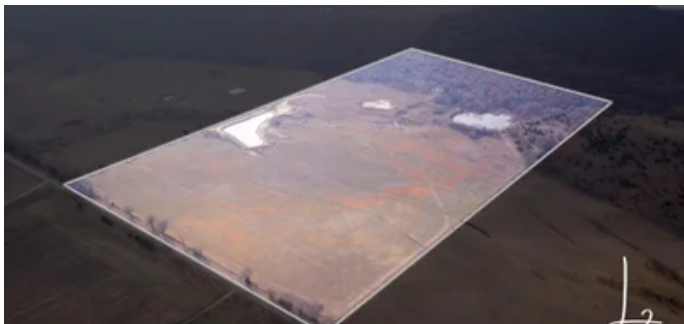


All Around Hunting Hole With Hay Or Grazing To Boot!
3449 CR 1350
Havana, KS 67347

\$350,000
78.370± Acres
Montgomery County



MORE INFO ONLINE:

l2realtyinc.com

All Around Hunting Hole With Hay Or Grazing To Boot!
Havana, KS / Montgomery County

SUMMARY

Address

3449 CR 1350

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Farms, Ranches, Hunting Land, Residential Property, Recreational Land

Latitude / Longitude

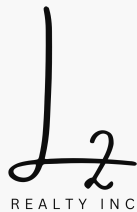
37.159743 / -95.941834

Acreage

78.370

Price

\$350,000



All Around Hunting Hole With Hay Or Grazing To Boot!
Havana, KS / Montgomery County

PROPERTY DESCRIPTION

Wondering what to do in the winter time? Wishing you had your own spot to hunt, fish or ride the ATVs on? Lucky for you this 80 +/- acre farm has come to the market! Located southwest of Independence, KS sits this beautiful piece of land with blacktop frontage. As you pull in the gate you'll notice the corral and the open grass area. Continuing west through the property you will come into eye contact with the large pond and newly built duck pond. How nice would it be to have your own duck pond and set it up how you want it? The northern edge has a shallow walk out! In addition to that a new 140 ft +/- water well has been added. At the time the well was drilled it was putting out 8gpm. Above this area starts the aggressive elevation change that turns into a wildlife oasis. With multiple trail systems throughout, it gives you a big advantage on playing the wind depending on the direction that day. Having mature timber allows you to hang stands in many areas. The current owner has done his part to manage deer. With heavy cover, a good water source and ample amount of vegetation in the area, it holds deer well. If that spring time gobbling gets you excited, turkeys have been known to come strolling through. Current perimeter fencing is average being barbed wire. A cross fence sits along the bottom of the hill. Current grass was hayed last year. This farm could be your 1 stop shop for a family recreation area. A start to a house pad has been done. Whether you're a hunter or just needing a spot to go relax at, it offers both. The big pond has crappie and bass in it for fishing fun. Elk City Lake is 15 minutes away and it offers camping and hiking as well. Several areas of walk-in hunting around the area offers more hunting not far away. Tulsa, OK is approximately one and a half hours away. Wichita is approximately two hours away. Farms with this kind of spread are hard to get ahold of! Give me a call and let's go take a tour before it's gone!

Jamie Reister

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

*Deer

*Turkey

*Marsh

*Pond

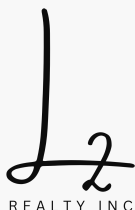
*Elevation Change

*Corral

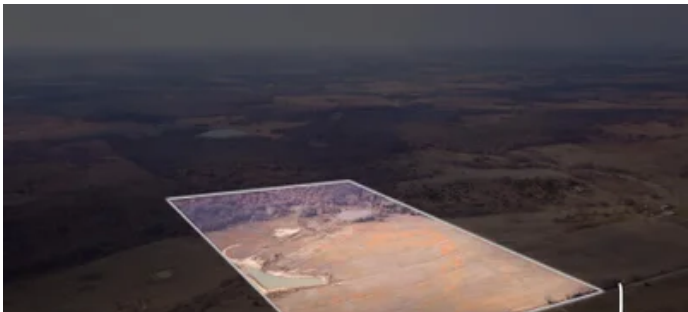
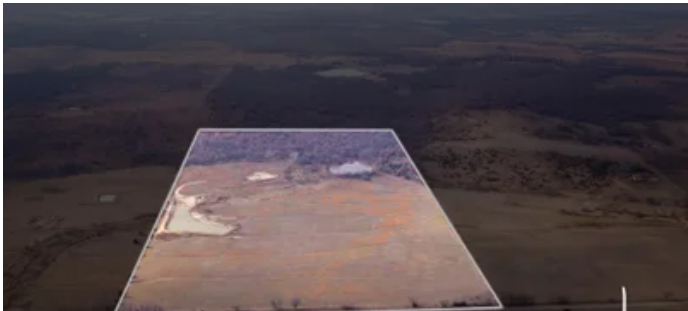
*Grazing

*Ducks

*Geese



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Havana, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



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Havana, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(620) 330-7522

Email

jreister@l2realtyinc.com

Address

City / State / Zip

Independence, KS 76301

NOTES

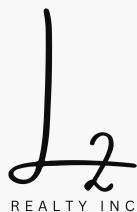
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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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