

**Hunting Paradise With New Building!**  
5456 CR 4500  
Independence, KS 67301

**\$409,500**  
117± Acres  
Montgomery County



## Hunting Paradise With New Building! Independence, KS / Montgomery County

### SUMMARY

#### Address

5456 CR 4500

#### City, State Zip

Independence, KS 67301

#### County

Montgomery County

#### Type

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

#### Latitude / Longitude

37.304324 / -95.651156

#### Dwelling Square Feet

650

#### Acreage

117

#### Price

\$409,500

#### Property Website

<https://l2realtyinc.com/property/hunting-paradise-with-new-building-montgomery-kansas/36630/>





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### **PROPERTY DESCRIPTION**

Who's looking for Elevation change, an abundance of wildlife along with your own fishing spot? Who's looking for a weekend get away spot or your own hunting camp? This farm has been known to produce excellent deer! Located northeast of Independence KS this top notch recreational farm awaits you and the family! Driving up the long lane through the property you'll notice a new pond that is 1 of the 3 on the farm. Further in you can see the redneck hunting blind set up and ready to hunt. Multiple small areas have been cleared throughout the property for food plots. The 42 x 60 barn gives you plenty of space to store a duck boat, camper or tractor. The new 700 +/- square foot building has a good start on a loft upstairs along with open space on the ground floor. Having 117 +/- acres gives you plenty of room to hunt, make ATV trails or just a hiking area. 38 +/- acres along the driveway leading in allows you to make a little income off the farm and provides another food source for wildlife. This farm has many deer trail scattered throughout and a wide wet weather creek on the northeast side coming down the hill. Mature trees line this area and have been known to be a roosting spot for gobblers in the spring. Elk City Lake and Big Hill Lake are not far away and seem to hold ducks and geese in the area. If you are wanting a weekend play ground, a building spot or a deer camp this may just be your lucky day! Give me a call and lets take a look!

Jamie Reister

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

\*DEER

\*DUCKS

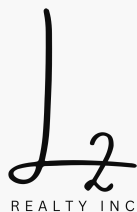
\*TURKEYS

\*TRAILS

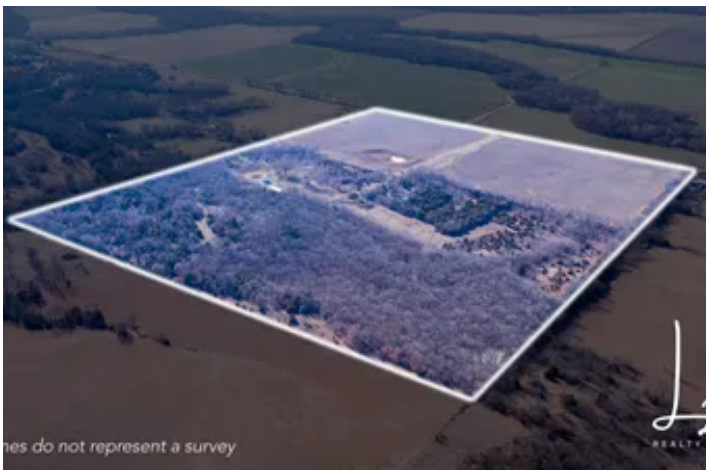
\*ELEVATION CHANGE

\*OUT BUILDINGS

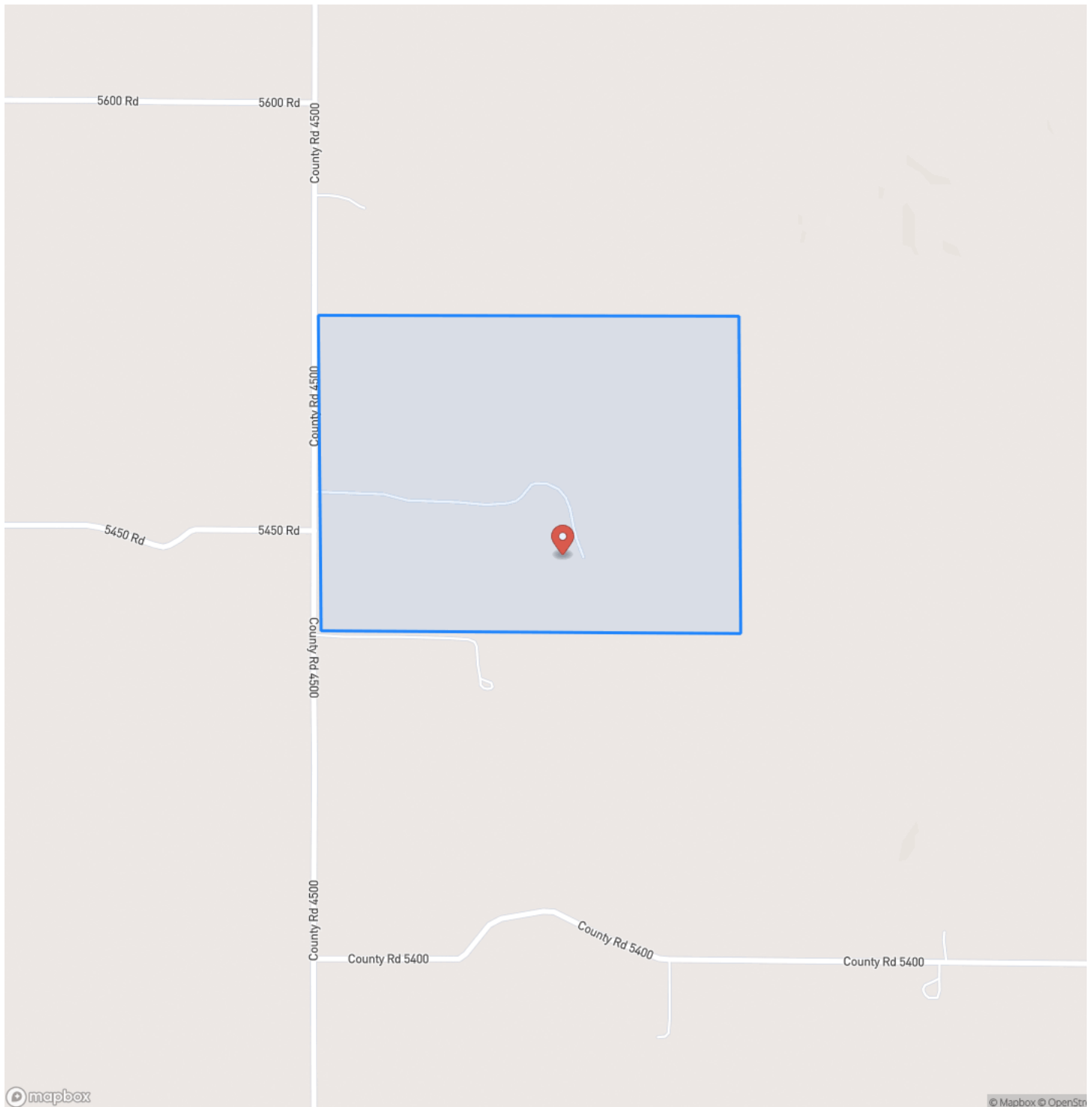
\*PONDS



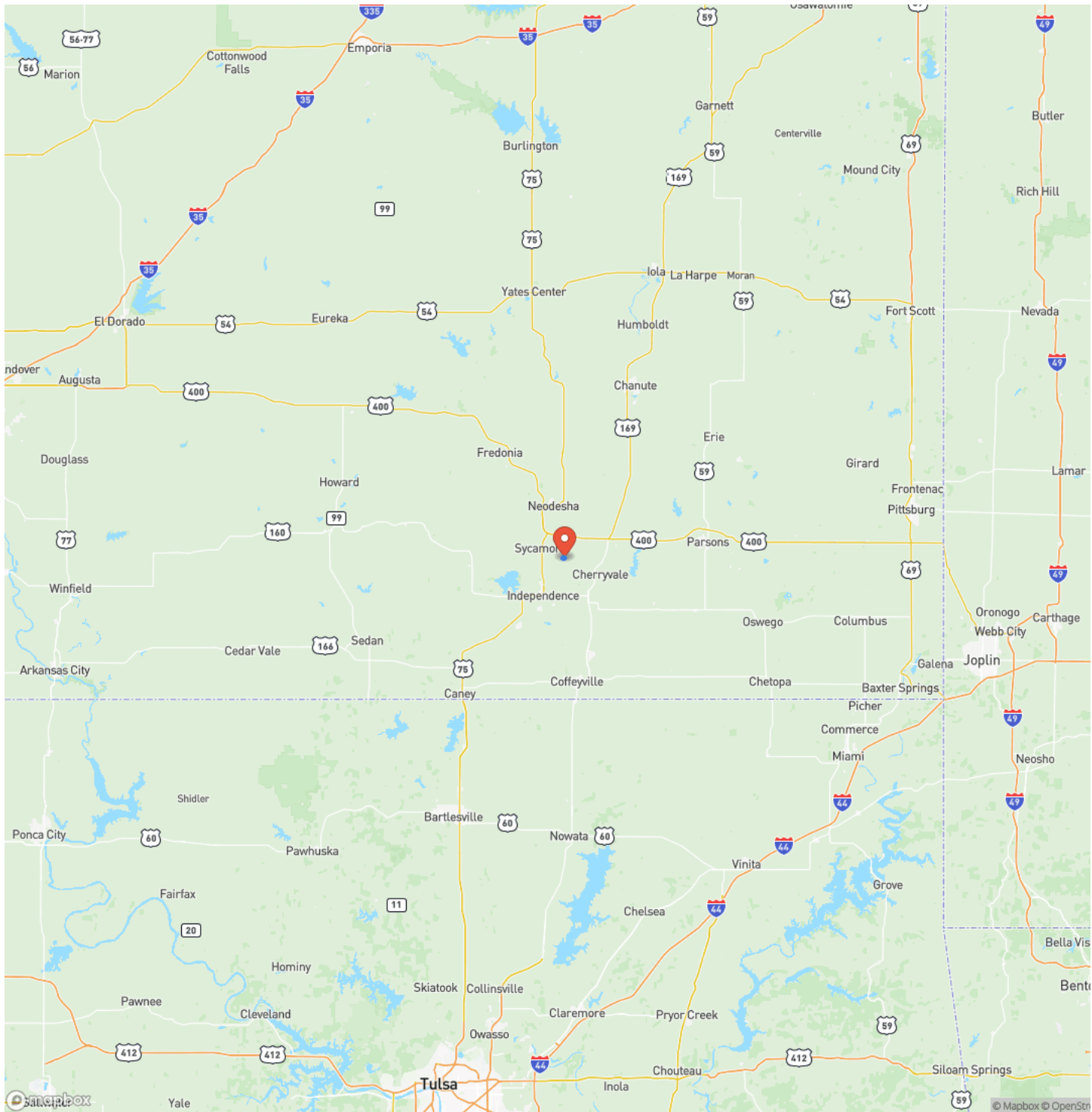
**Hunting Paradise With New Building!**  
**Independence, KS / Montgomery County**



## Locator Map



## Locator Map





## Satellite Map



## Hunting Paradise With New Building! Independence, KS / Montgomery County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jamie Reister

## Mobile

(620) 330-7522

## Email

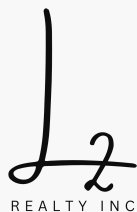
jreister@l2realtyinc.com

**Address**

## City / State / Zip

Independence, KS 67301

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**



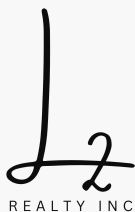
## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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