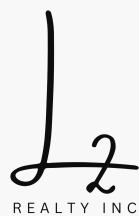


60 acre Beauty!
0000 CR 2300
Elk City, KS 67344

\$180,000
60± Acres
Montgomery County



MORE INFO ONLINE:

l2realtyinc.com

60 acre Beauty!
Elk City, KS / Montgomery County

SUMMARY

Address

0000 CR 2300

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Farms

Latitude / Longitude

37.279614 / -95.858071

Taxes (Annually)

341

Acreage

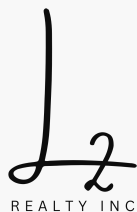
60

Price

\$180,000

Property Website

<https://l2realtyinc.com/property/60-acre-beauty-montgomery-kansas/45127/>



60 acre Beauty! Elk City, KS / Montgomery County

PROPERTY DESCRIPTION

Rural living and the lifestyle has become more and more the way of life its seems. Are you thinking of living in the country or having a place to get away? Located above Elk City Lake awaits this beautiful 60 +/- acre piece of land. Having the south boarder of the property sitting along a paved road makes access super easy. As you pull in the gate you will notice the mixed grasses leading in along with the newly dug pond. If hunting is in your plans the thick timber on the northwest side of the property has been known to host plenty of wildlife including Deer, Turkey and small game. This farm also offers around 25 acres of tillable ground on the east boundary. Rural water and electric are close by if building is in your future. Duck hunting has become a big deal for sure and this farm with slight elevation changes maybe a spot to set up a marsh for family and friends to enjoy. Elk City lake is 5 miles away that offers full camper hook ups, a boat ramp and numerous hiking trails. All in all, this farm offers a big punch and is located around 8 miles from Independence, Kansas. Tulsa is 1.5 hours away roughly. Wichita is around 2 hours. Additional acreage may be available for purchase if 60 is not enough for you. Give me a call and lets go look!

Jamie Reister

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

*Pond

*Deer

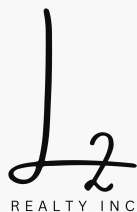
*Paved Road

*Mixed Grasses

*Fenced

*Crop Ground

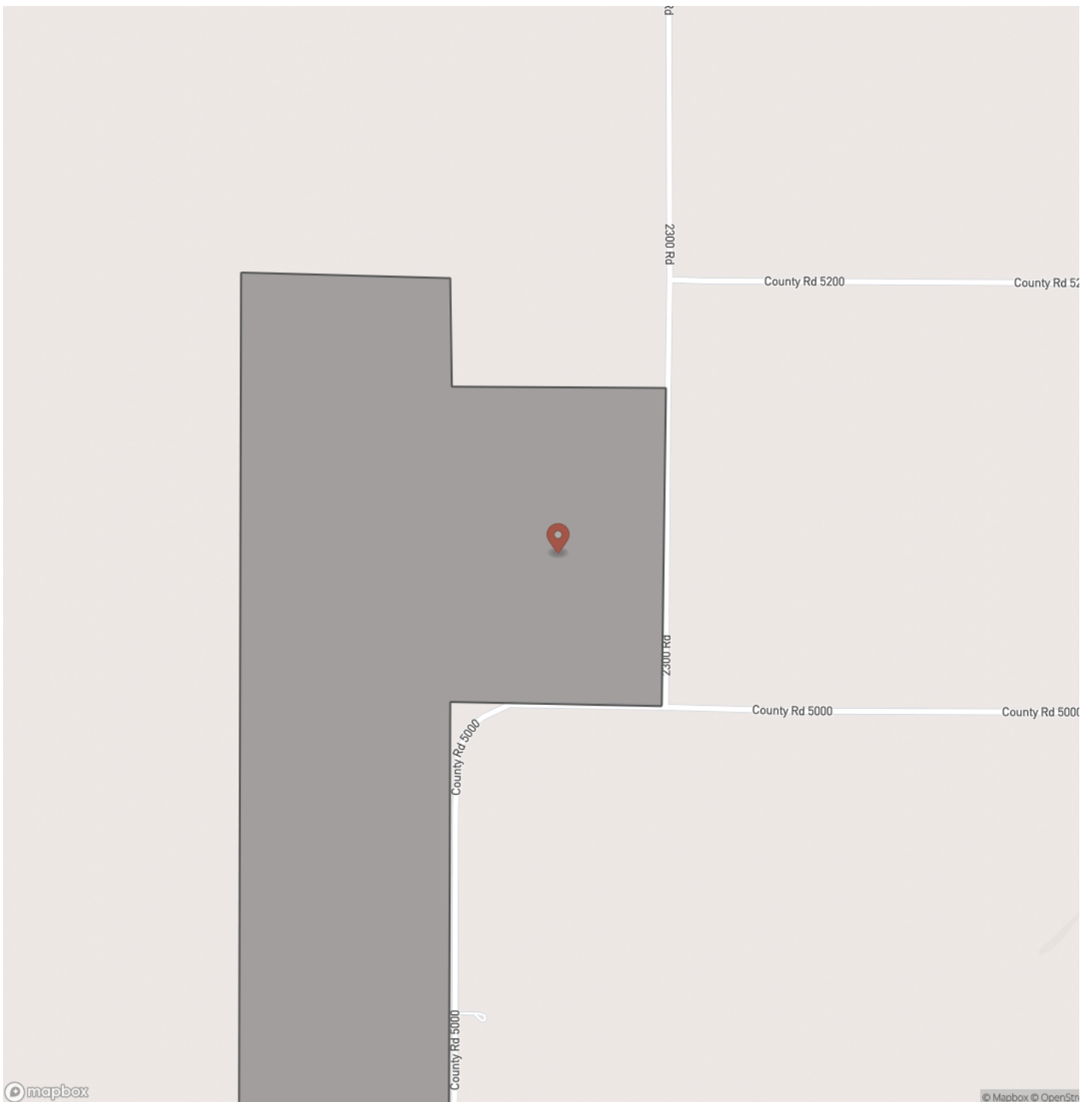
*Small Game



60 acre Beauty!
Elk City, KS / Montgomery County



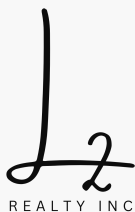
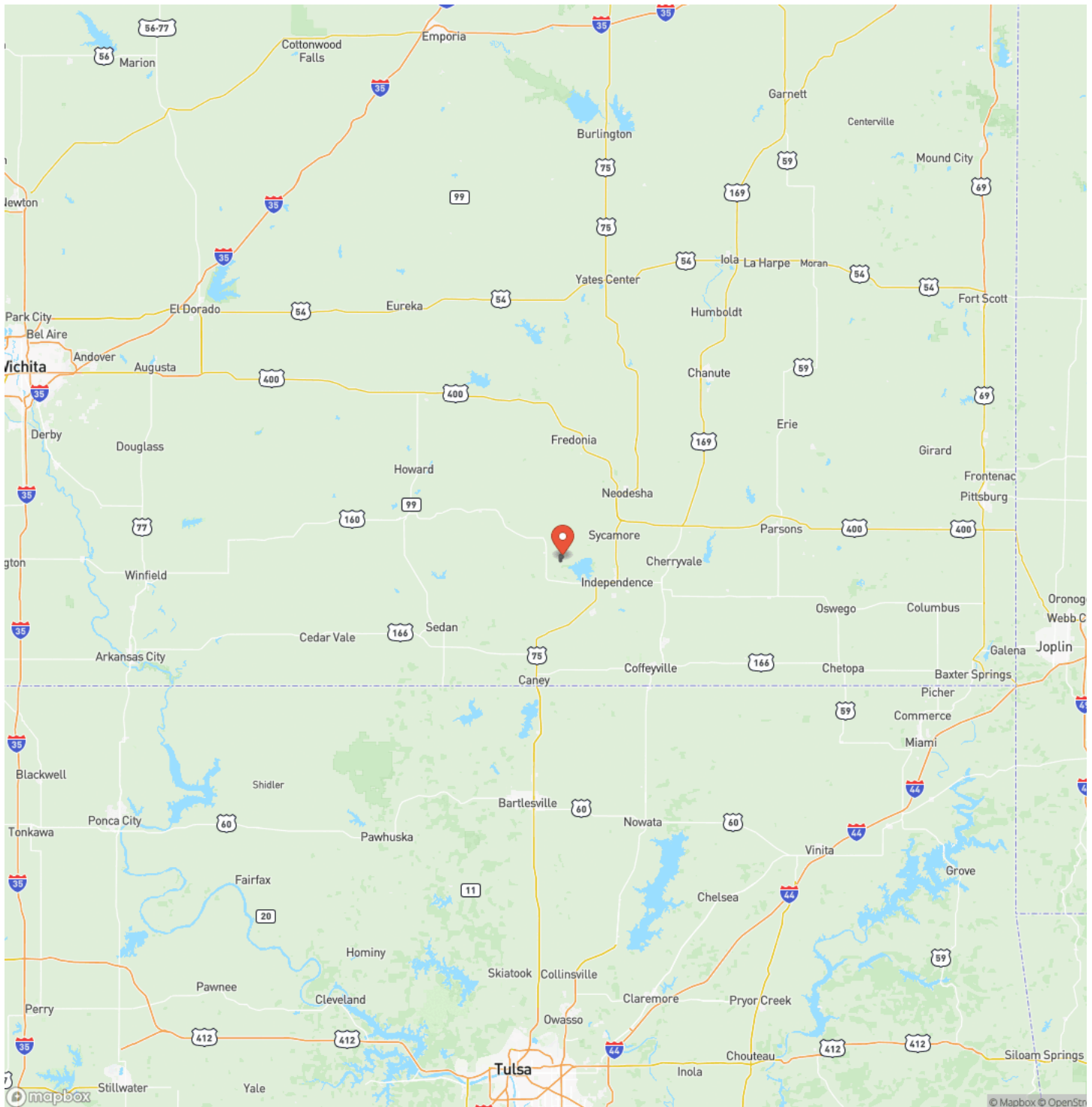
Locator Map



60 acre Beauty!

Elk City, KS / Montgomery County

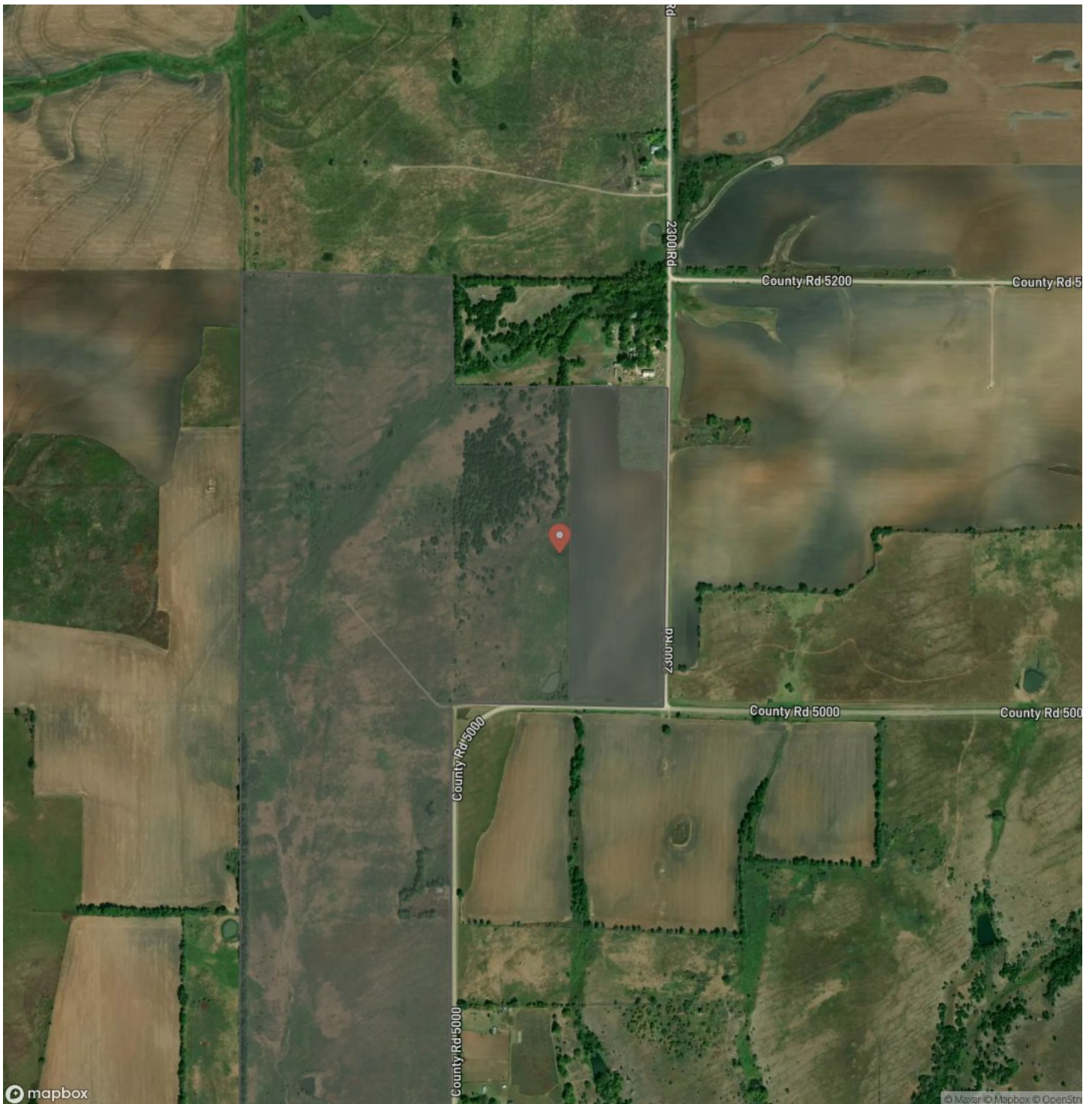
Locator Map



MORE INFO ONLINE:

l2realtyinc.com

Satellite Map



60 acre Beauty!

Elk City, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Reister

Mobile

(620) 330-7522

Email

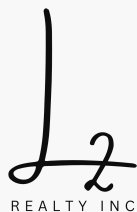
jreister@l2realtyinc.com

Address

City / State / Zip

Independence, KS 67301

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

This image shows a blank 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.



L2 Realty, Inc - Land and Lifestyle Properties

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