

Hay Meadow And Timber With Great Hunting Potential!
0000 CR 5200
Elk City, KS 67344

\$281,217
72.460± Acres
Montgomery County



Hay Meadow And Timber With Great Hunting Potential! Elk City, KS / Montgomery County

SUMMARY

Address

0000 CR 5200

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

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

Latitude / Longitude

37.287278 / -95.839497

Acreage

72.460

Price

\$281,217

Property Website

<https://l2realtyinc.com/property/hay-meadow-and-timber-with-great-hunting-potential-montgomery-kansas/35444/>



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Elk City, KS / Montgomery County

PROPERTY DESCRIPTION

Who's looking to move to the country lifestyle? Wanting to own your own piece of Kansas dirt? Located above Elk City lake northwest of Independence, KS this 73 acre +/- farm has many things to offer! Whether you are needing hay for the current cattle you own or wanting to start your own operation, the mixed grasses are sure to help you get going! This year's hay crop made just at 120 round bales only baling 50 acres of the grass. There are currently 2 ponds on the property with one being good sized and the other one being smaller. This farm sets in a great area to catch deer traveling to and from feed back to a thick bedding area. Having a large hedge row and good grass buffering gives you a great chance of hearing those bobwhites sing to you in the mornings! Having 12-15 acres of timber and grass in the northeast corner of the property gives you a high chance of filling the freezer! Being in tillable before going to grass for hay gives you a thought about maybe a large garden to go along with maybe a new house and your own little farm! Located about 15 minutes from Independence, KS gives you that peace of mind when you forget that item for the dinner and have to run back to town. The location also makes it easy to run kids to and from sports. On your way out to this farm you'll notice the awesome views to help make that long day go away! Elk city lake offers fishing, boating, camping and hours of family fun only minutes from your property! Lets go take a tour and see where your imagination takes you! [620-330-7522](tel:620-330-7522) !

Jamie Reister

jreister@l2realtyinc.com

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

*Possible Home Site

*Deer

*Quail

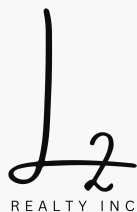
*Turkeys

*Hay

*Elk City Lake

*15 Minutes From Town

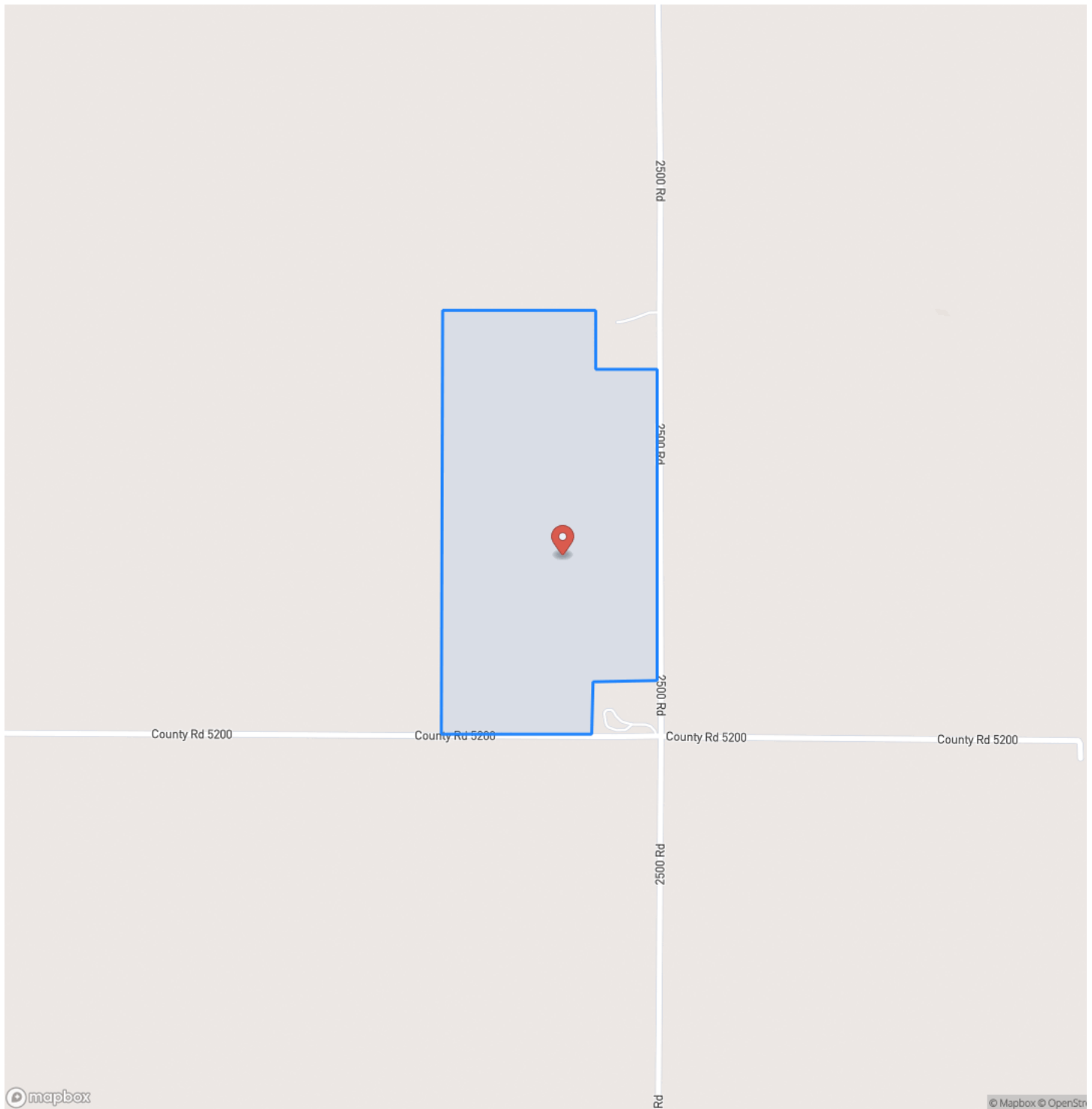
*Grass And Timber



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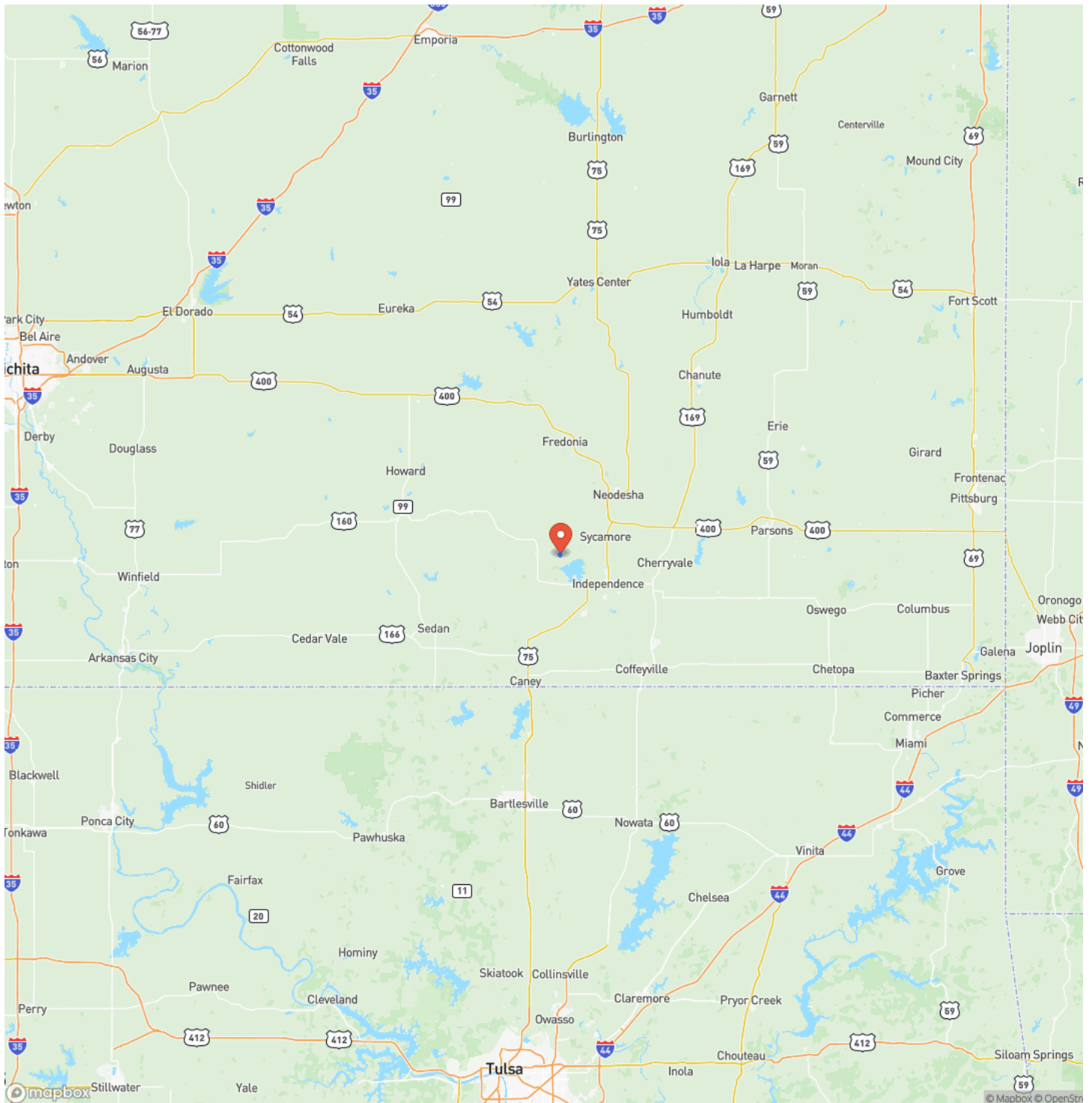


Locator Map

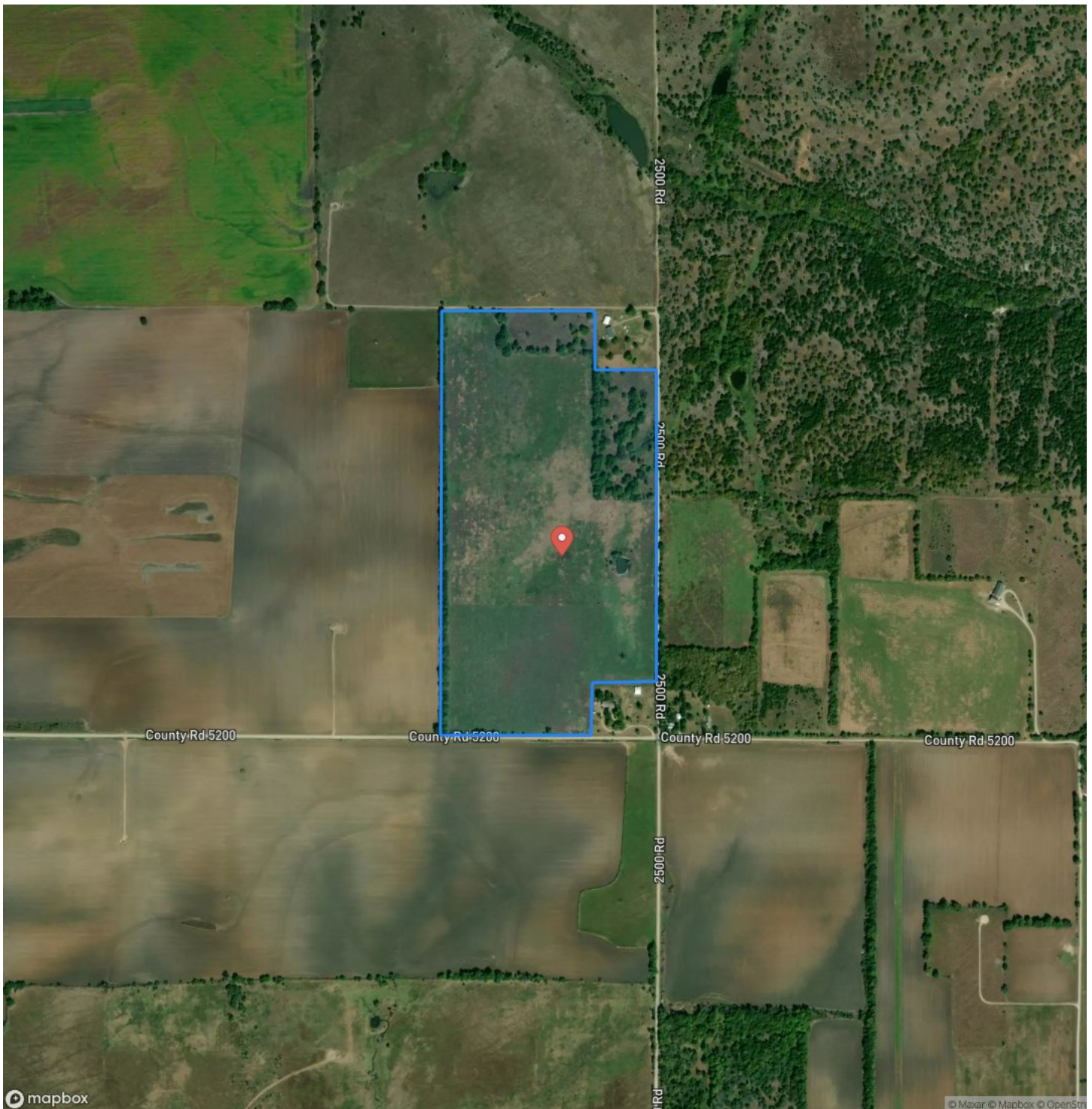


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Reister

Mobile

(620) 330-7522

Email

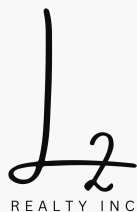
jreister@l2realtyinc.com

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.



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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