

40 +/- Ac Build, Hunt, Fish, and Earn
00000 W 4075 ST
Independence, KS 67301

\$160,000
40± Acres
Montgomery County



MORE INFO ONLINE:

l2realtyinc.com

40 +/- Ac Build, Hunt, Fish, and Earn
Independence, KS / Montgomery County

SUMMARY

Address

00000 W 4075 ST

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land, Lot

Latitude / Longitude

37.206904 / -95.847682

Acreage

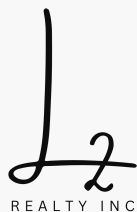
40

Price

\$160,000

Property Website

<https://l2realtyinc.com/property/40-ac-build-hunt-fish-and-earn-montgomery-kansas/51840/>



PROPERTY DESCRIPTION

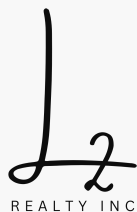
This is a rare opportunity to purchase a small acreage tract close to Independence, KS. It is 1.5 miles via gravel road to the property from Highway 160 and only 1 mile to County Road 4000. County Road 4000 is a paved road that connects to Highway 75. It offers a secluded feel, but it is not far from amenities. 7 miles to the nearest Walmart, and a gas station is conveniently located across the road from that Walmart. Indy Fitness and a Tractor Supply store are all in this same area. The local schools are another mile or so into town. Independence is a clean and progressive town that is an excellent place to raise a family.

This property is abundant with wildlife, including big whitetail deer. The deer density is also good. It is not uncommon to have 4-6 deer in one trail camera picture, and there is currently an exceptional buck roaming the area. A big flock of turkeys has been spotted very near the farm recently. They are very likely to migrate to this farm as they split into their spring patterns. There is a pond on the property that will typically be a good fishing pond and provide an opportunity to hunt Waterfowl. The drought has been tough on it, and it will no doubt recover, but may need to be restocked with bass and perch! The proximity to the waterfowl refuge on Elk City Reservoir makes this property very interesting from a waterfowl perspective. Many of the acres are in tillable production and rented to a local farmer to create a return on investment. The farmer would be interested in continuing to rent from the buyer. It is currently planted to wheat. There is also a gas well; however, it is not currently producing.

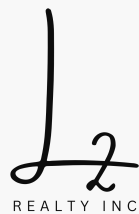
Elk City Lake is located a few miles north of the property with a convenient boat ramp located in Card Creek. The lake is renowned for its giant crappie and catfish. It is also a lake that gets a fair amount of recreational boating use. Pulling a tube or parking along the banks to hang out with the crowd are all normal and acceptable activities on Elk City Lake. The lake is also surrounded by an abundance of public access acres for hunting, and it is exceptional deer hunting. There are multiple biking and hiking trails that rival any you would find in the state.

This property is great; the location is amazing. Call or email Matt Wonser to schedule a showing. [\(620\) 330-7282](tel:6203307282) or mwonser@L2realtyinc.com.

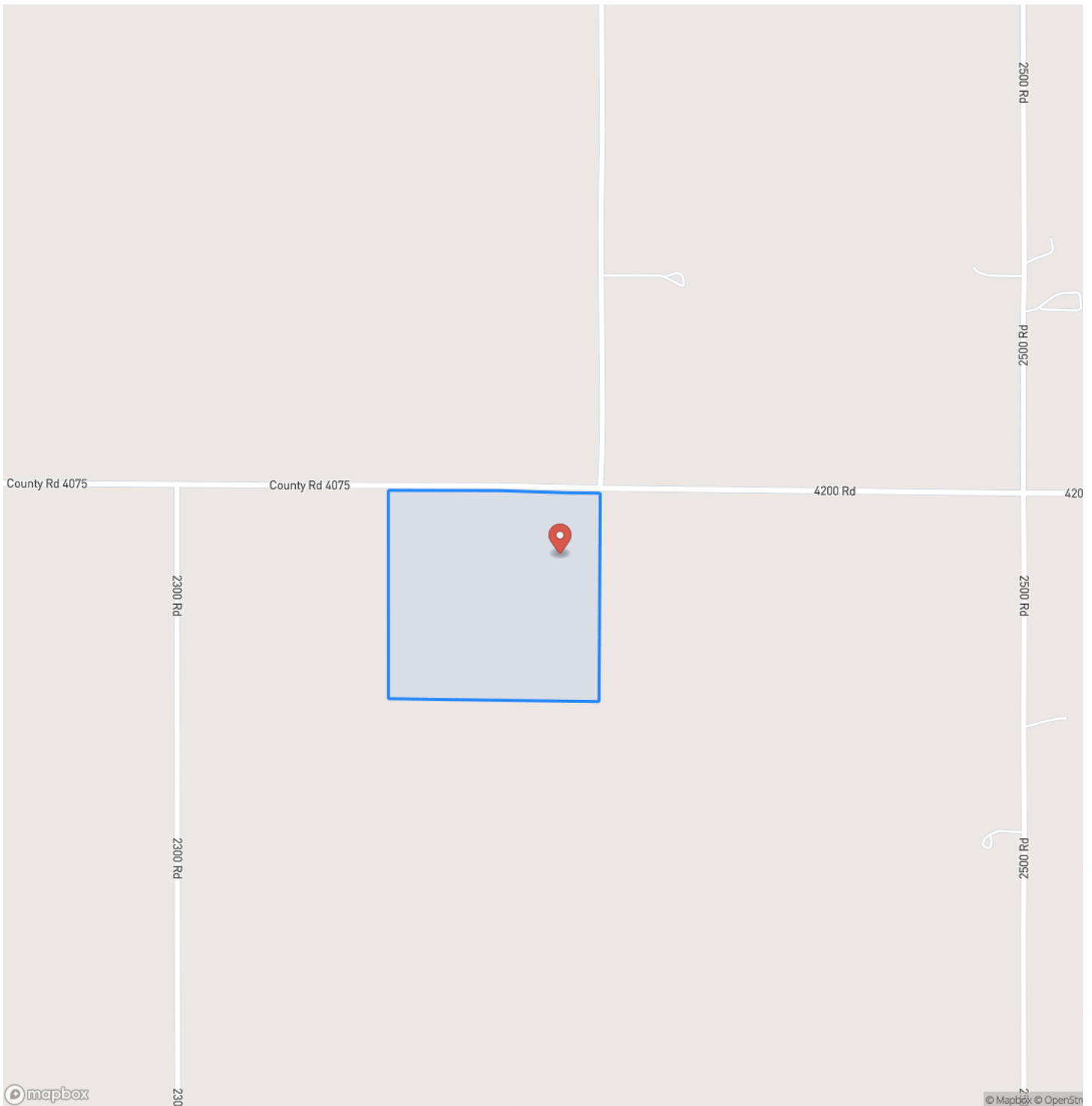
1. **Pond:** Could be used for various purposes like fishing, hunting, or simply as a scenic feature.
2. **Tillable:** Currently cultivated for agricultural purposes and generating income.
3. **Gas Well:** There is a well drilled for the extraction of natural gas, which could be a source of income. However it is not currently producing.
4. **Deer Hunting:** The land is suitable for hunting deer, which is attractive for recreational hunters or those interested in wildlife management.
5. **Turkey Hunting:** There is a presence of wild turkeys in close proximity.
6. **Rural Water:** Montgomery County Rural Water District 8 Services this area.
7. **Near Independence:** In close proximity to the town or city of Independence, which is relevant for accessing amenities, services, or for commuting purposes.
8. **Near Elk City Lake:** Close to Elk City Lake, which offers recreational opportunities such as boating, fishing, or camping, and may enhance the property's appeal.



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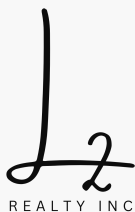
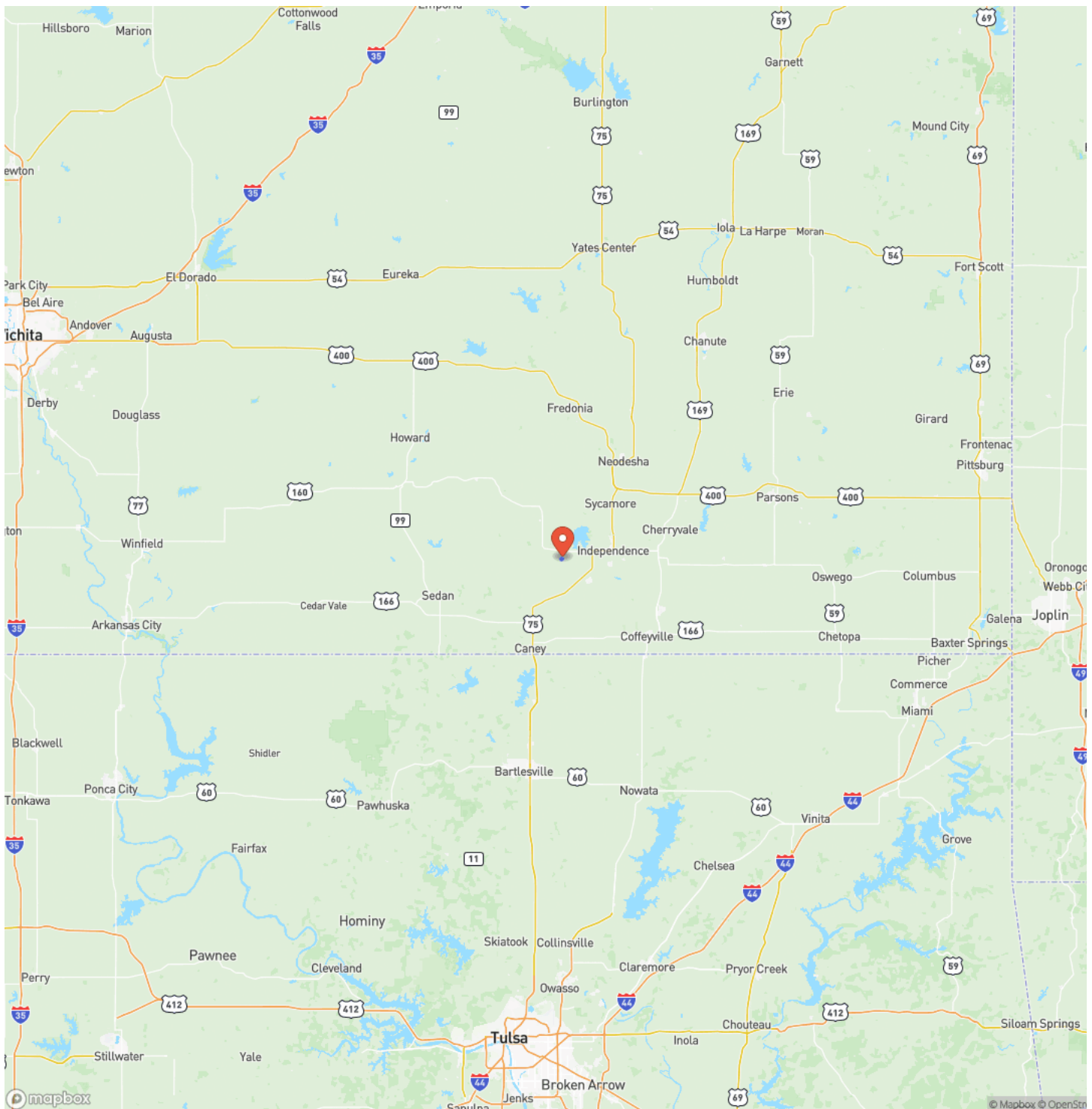


Locator Map



40 +/- Ac Build, Hunt, Fish, and Earn Independence, KS / Montgomery County

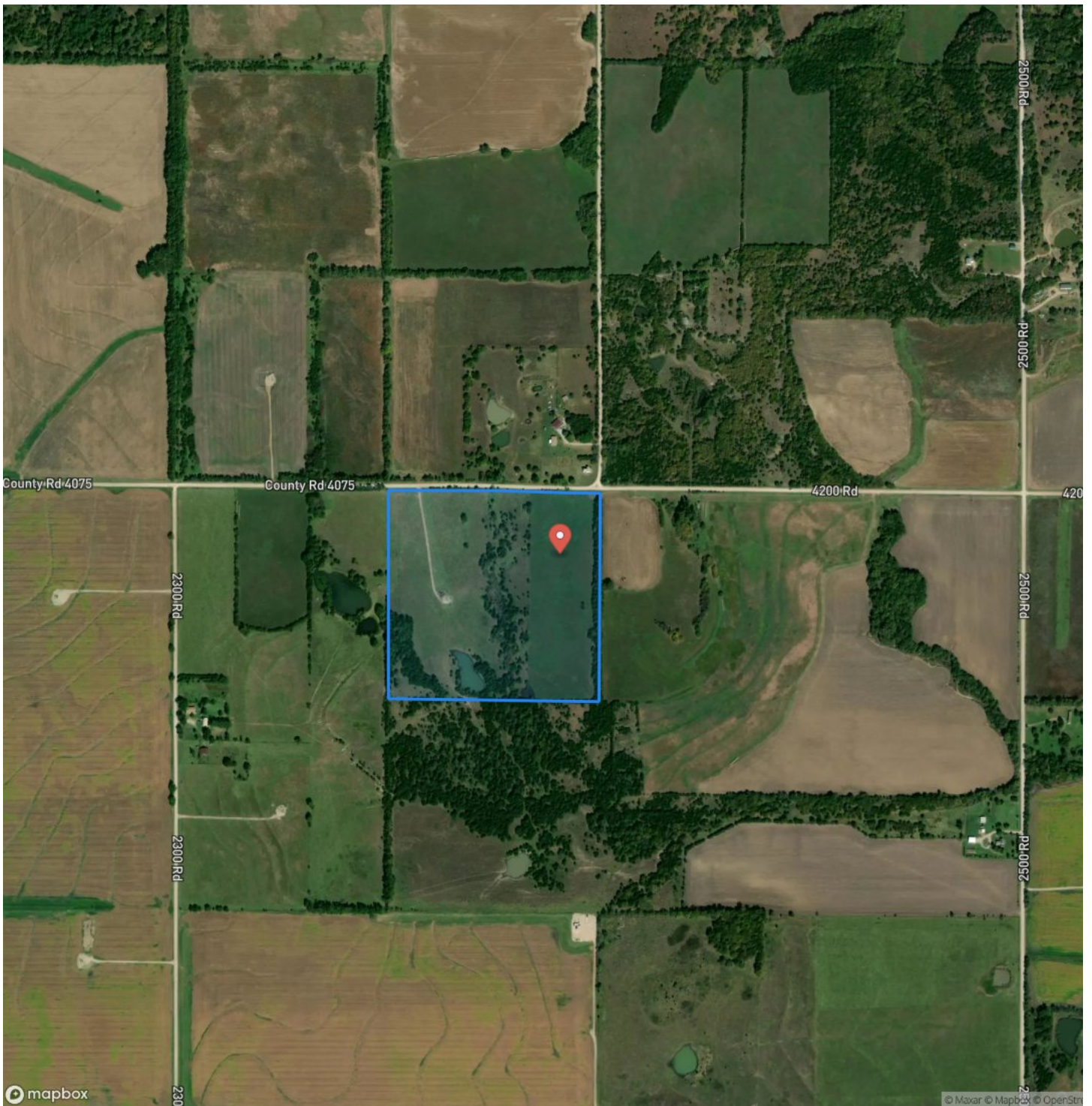
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

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mwonser@l2realtyinc.com

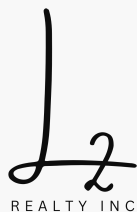
Address

4045B CR 3900

City / State / Zip

Independence, KS 67301

NOTES

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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.



L2 Realty, Inc - Land and Lifestyle Properties

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