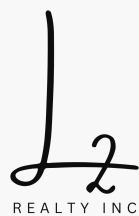


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1678 KS Hwy 99  
Howard, KS 67349

**\$649,999**  
121± Acres  
Elk County





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Howard, KS / Elk County

## **SUMMARY**

### **Address**

1678 KS Hwy 99

### **City, State Zip**

Howard, KS 67349

### **County**

Elk County

### **Type**

Farms

### **Latitude / Longitude**

37.528652 / -96.25046

### **Acreage**

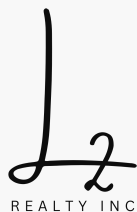
121

### **Price**

\$649,999

### **Property Website**

<https://l2realtyinc.com/property/-elk-kansas/46248/>



**PROPERTY DESCRIPTION**

Escape to the serene rural beauty of Howard, Kansas, where the hustle and bustle of city life fade into a distant memory. This extraordinary 120-acre estate, located just an hour's drive from the city of Wichita, offers an unparalleled opportunity to own a luxurious retreat amidst the countryside. The property boasts a pristine high-end recreational habitat, making it a haven for outdoor enthusiasts and wildlife aficionados alike.

Spanning 120 acres, this exceptional property presents endless possibilities. Whether you're an avid hunter, an outdoor adventurer, or simply seeking a private sanctuary away from the urban grind, this estate has something to offer everyone. The land's diverse topography and abundant wildlife make it a prime location for deer and turkey hunting. Additionally, the property provides a unique opportunity for waterfowl development, adding to its allure.

The jewel of this estate is undoubtedly the stunning 2,400 sq ft lodge, which has never been lived in, ensuring a pristine and welcoming environment for its new owners. In addition to over 1,600 sq ft of living space there is a covered porch, this lodge was meticulously designed with comfort and relaxation in mind. Inside, you'll find an open floor plan, two spacious bedrooms, and a well-appointed bathroom. Sliding glass doors lead from the main living area open to a fire pit, offering an inviting space to unwind or entertain guests. Wrapped in durable metal siding, the lodge is as rugged as it is beautiful, designed to stand up to the elements while providing an idyllic rural escape.

Perched high above Highway 99, the lodge provides breathtaking sunset views that stretch as far as the eye can see. You'll have the unique opportunity to hunt right off the back porch, immersing yourself in the natural beauty that surrounds you. The property features four established food plots, three redneck blinds, and three feeders, ensuring a hunter's paradise. Two picturesque creeks meander through the landscape, surrounded by towering trees and low canopy areas, creating the perfect habitat for abundant wildlife. The farm is known for its healthy turkey population and a history of producing impressive deer.

While you'll feel far removed from the hustle and bustle of city life, this property doesn't sacrifice modern comforts. It comes fully equipped with electricity, well water, and a septic system. Central heating and air conditioning provide year-round comfort, ensuring that you can enjoy rural living without any compromises. Just an hour's drive from Wichita, you'll have convenient access to urban amenities, including shopping, dining, and healthcare facilities. Yet, the property is nestled in a welcoming rural community that embraces a slower pace of life. Here, you'll find excellent schools and the warmth of a close-knit neighborhood.

Priced at \$649,999, this property is a rare opportunity to own a piece of rural paradise. Whether you dream of hunting trophy deer, exploring the extensive trail system, or simply unwinding in the serene countryside, this estate offers it all. Contact Agent Matt Wonser today at [620-330-7282](tel:620-330-7282) or via email at [mwonser@l2realtyinc.com](mailto:mwonser@l2realtyinc.com) to schedule a viewing or obtain more information. Don't let this unique chance to embrace luxury, serenity, and endless recreational opportunities slip through your fingers. Make your dream of rural living a reality today.

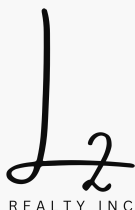
- **\*\*Location\*\***: Situated close to Howard, Kansas, and just a one-hour drive from the city of Wichita, this property offers the perfect blend of rural peace and accessibility to urban amenities.

- **\*\*Expansive Acreage\*\***: Comprising 120 acres, this estate is a sprawling canvas for outdoor enthusiasts, presenting a high-end recreational habitat that promises endless opportunities for exploration and enjoyment.

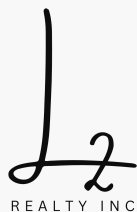
- **\*\*Prime Hunting Ground\*\***: This property is a haven for hunting enthusiasts, offering exceptional deer and turkey hunting experiences, with a history of big deer and a healthy turkey population.

- **\*\*Waterfowl Haven\*\***: For those interested in waterfowl development, this estate provides a unique opportunity to create an ideal habitat for waterfowl. Check the soil map for the strip of Lanton Silty Clay down the center of the farm.

- **\*\*Immaculate Lodge\*\***: The 2,400 sq ft lodge, never before lived in, boasts over 1,600 sq ft of comfortable living space, featuring 2 bedrooms and 1 bathroom, all designed with an open floor plan that welcomes natural light.



- **\*\*Secluded Retreat\*\***: With a sliding glass door leading to a covered porch complete with a fire pit, this lodge offers an inviting atmosphere for relaxation and entertainment, making it an ideal private retreat.
- **\*\*Durable Construction\*\***: Wrapped in sturdy metal siding, the lodge is built to withstand the elements while providing a rustic yet elegant aesthetic.
- **\*\*Spectacular Highway Views\*\***: Positioned high above Highway 99, the property offers breathtaking sunset views, making it an ideal spot for both hunting and relaxation.
- **\*\*Hunting at Your Doorstep\*\***: Hunt right off the back porch, with four established food plots, three redneck blinds, three feeders, and six ladder stands strategically placed throughout the property.
- **\*\*Natural Beauty\*\***: Two serene creeks wind through the landscape, surrounded by towering trees and low canopy areas, creating an idyllic habitat for wildlife and exploration.
- **\*\*Extensive Trails\*\***: An extensive and well-maintained trail system winds through the property, perfect for hiking, ATV rides, or wildlife observation.
- **\*\*Modern Comforts\*\***: Despite its rural setting, the property offers modern comforts with electricity, well water, septic, and central heating and air conditioning.
- **\*\*Private Sanctuary\*\***: Whether you seek outdoor adventure or a peaceful escape from the world, this property offers the perfect setting for your private sanctuary.
- **\*\*Asking Price\*\***: Priced at \$649,999, this rural paradise is within reach for those looking to embrace luxury, serenity, and a wealth of recreational opportunities.



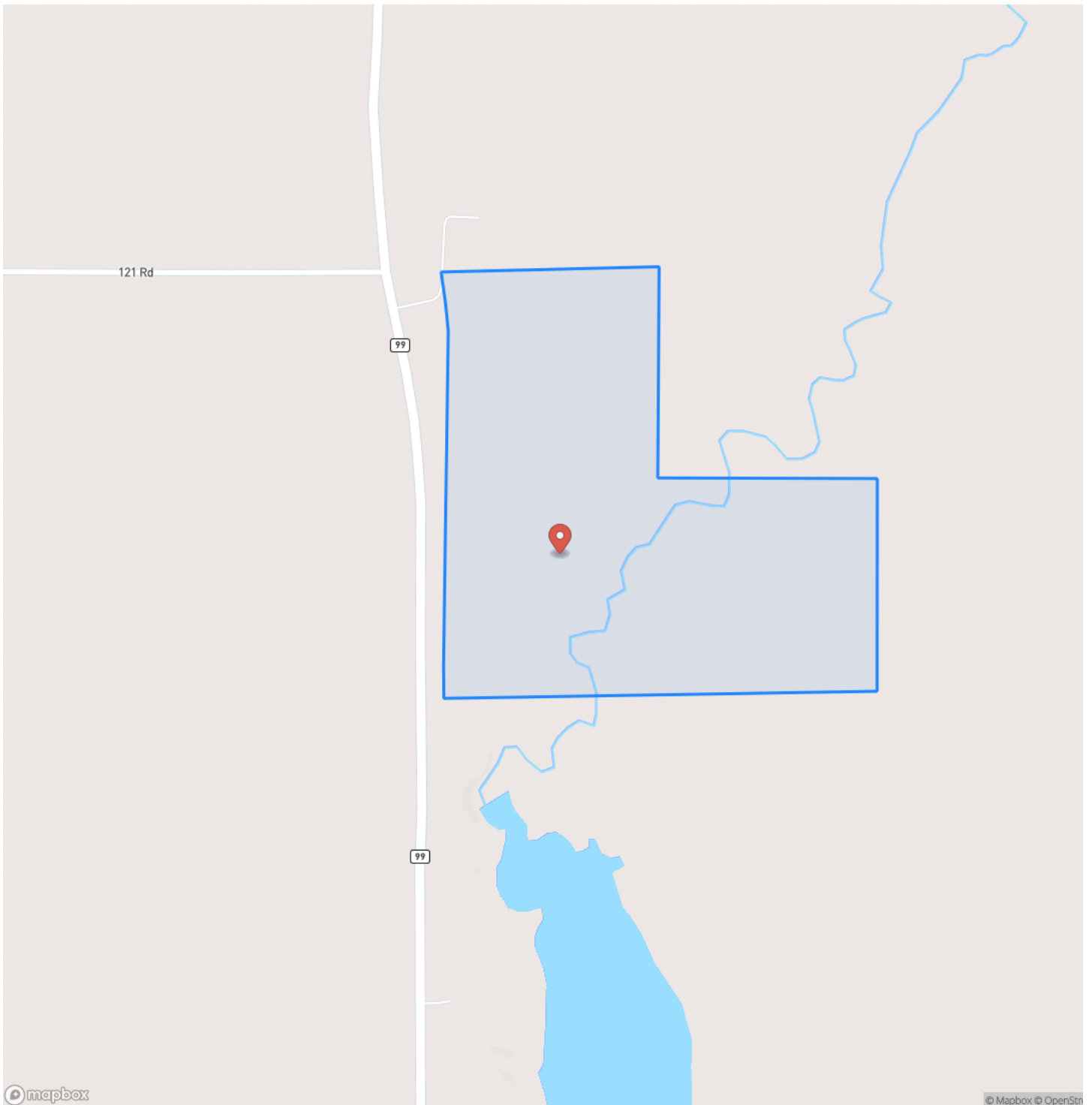




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Howard, KS / Elk County

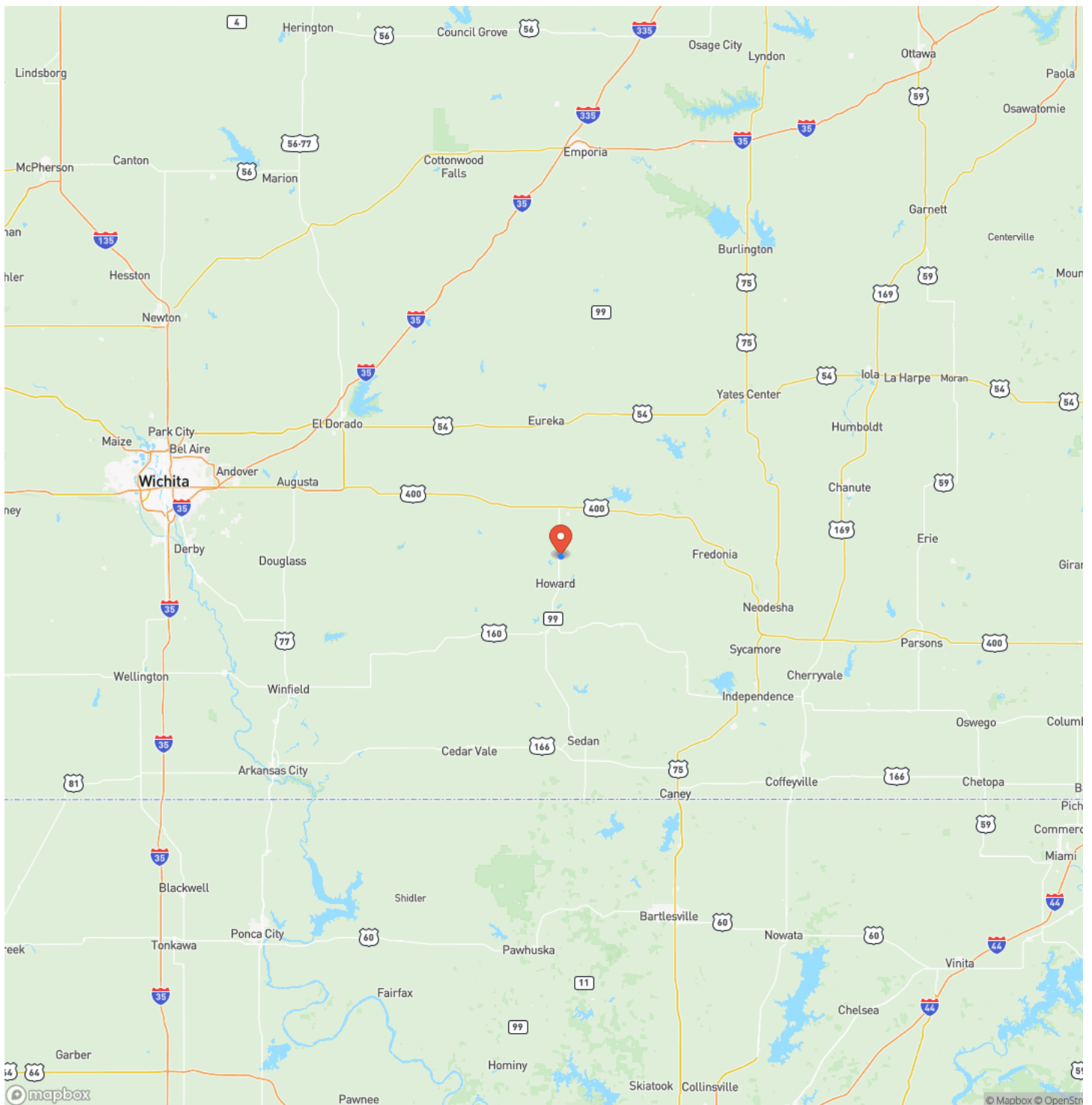
## Locator Map



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Howard, KS / Elk County

## Locator Map

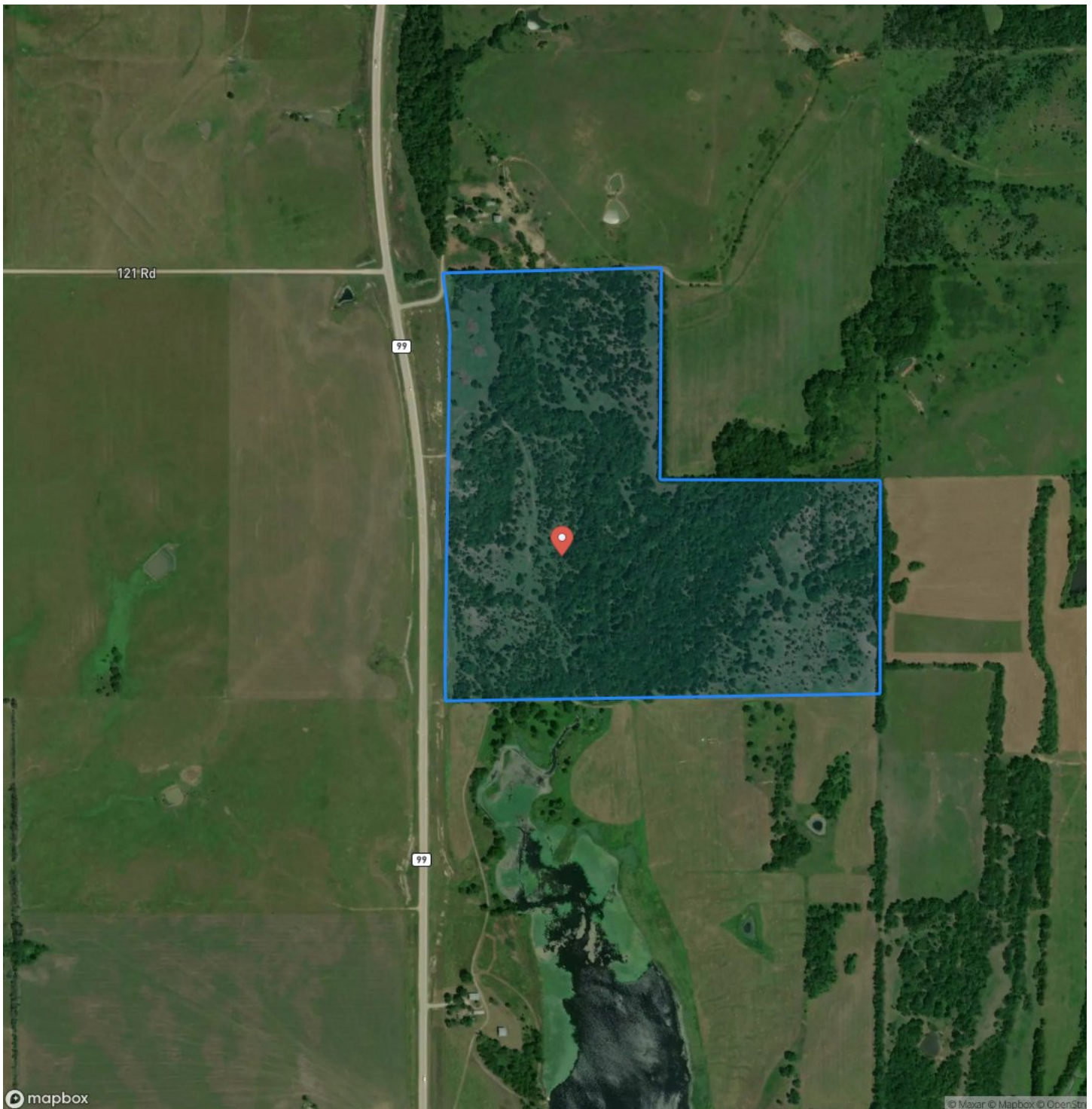




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Howard, KS / Elk County

## Satellite Map





## Howard, KS / Elk County

**For more information contact:**



Matt Wonser

(620) 330-7282

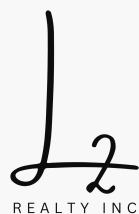
(620) 577-4487

mwonser@l2realtyinc.com

## 4045B CR 3900

Independence, KS 67301

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## This image shows a single sheet of white paper with horizontal blue 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.

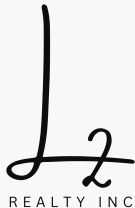




## **DISCLAIMERS**

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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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