

18.75 Acres Development or Hunting Property
5500 CR 5600
Cherryvale, KS 67335

\$99,000
18.740± Acres
Montgomery County



18.75 Acres Development or Hunting Property Cherryvale, KS / Montgomery County

SUMMARY

Address

5500 CR 5600

City, State Zip

Cherryvale, KS 67335

County

Montgomery County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Business Opportunity

Latitude / Longitude

37.309642 / -95.554566

Acreage

18.740

Price

\$99,000

Property Website

<https://l2realtyinc.com/property/18-75-acres-development-or-hunting-property-montgomery-kansas/60278/>



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PROPERTY DESCRIPTION

This property is a true gem for anyone looking to escape to a peaceful, untouched slice of nature. Over the years, the land has remained undisturbed, allowing the vegetation to grow thick and lush. The dense forest creates a private, serene environment that's perfect for anyone seeking a break from the daily grind or looking to enjoy some quality time in the great outdoors.

Situated between large, untouched tracts of land, this property is perfectly placed to support a thriving wildlife population. The thick woods act as a natural highway for deer and other game, making it an ideal spot for hunting. With the natural cover and varied terrain, you'll find plenty of opportunities for a successful hunt right on your doorstep.

If you're a hunting enthusiast or simply enjoy the outdoors, this property is a dream come true. The extensive vegetation provides excellent cover and habitat for deer, offering a rewarding challenge for hunters of all levels. Whether you're seasoned or just starting out, you'll appreciate the opportunity to hunt in such a prime location.

Accessibility is key here, with road frontage on two sides providing easy entry and plenty of options for future development. The property also includes practical features like a gas well and a water well, adding convenience and self-sufficiency. Located close to Cherryvale, KS, and not far from Hwy 169, you'll have the perfect mix of rural seclusion and easy access to town for everything you need. This property is ready for you to make it your own, whether you're looking to build a home, a hunting cabin, or just enjoy the natural beauty.

For more information or to schedule a showing contact Matt Wonser [620-330-7282](tel:620-330-7282) or mwonser@L2realtyinc.com.

Heavily Wooded Area: This property offers a dense, mature forest, creating a perfect sanctuary for those who appreciate the peace and beauty of an untouched woodland.

Situated Between Large Blocks of Woods: This property enjoys a prime location nestled between areas of prime habitat. This strategic position not only provides a private setting but also serves as a natural conduit for wildlife, ensuring an active ecosystem right on your doorstep.

Great Deer Hunting: For hunting enthusiasts, this is a dream come true. The property's dense woodland provides an ideal habitat for deer, making it an excellent spot for hunting. The natural cover and varied terrain offer both challenge and reward for hunters of all levels.

Road Frontage on Two Sides: Accessibility is a key feature here, with road frontage on two sides of the property. This means easy access and plenty of options for future development, whether you're envisioning a home, a cabin, or just a well-maintained entryway.

Excellent Building Location: The property's combination of natural beauty and accessibility makes it a perfect spot for building. Whether you're planning a cozy cabin or a dream home, you'll find the setting ideal for creating a living space that harmonizes with the surrounding landscape.

Gas Well: Enjoy the added benefit of a gas well on the property, which offers a practical solution for energy needs. This feature not only enhances self-sufficiency but can also lead to cost savings and added convenience.

Water Well: A reliable water well is already in place, ensuring that you have access to a consistent and ample supply of water. This adds a layer of convenience.

Near Cherryvale, KS: Just a short drive from the charming town of Cherryvale, this property offers the perfect blend of rural seclusion and community access. Enjoy the quiet of the countryside while being close enough to town for all your essentials.

Not Far from the Bean Plant: The nearby bean plant adds a number of great jobs to the area. Its proximity ensures you're well-positioned within the local industry while still maintaining your retreat in nature.



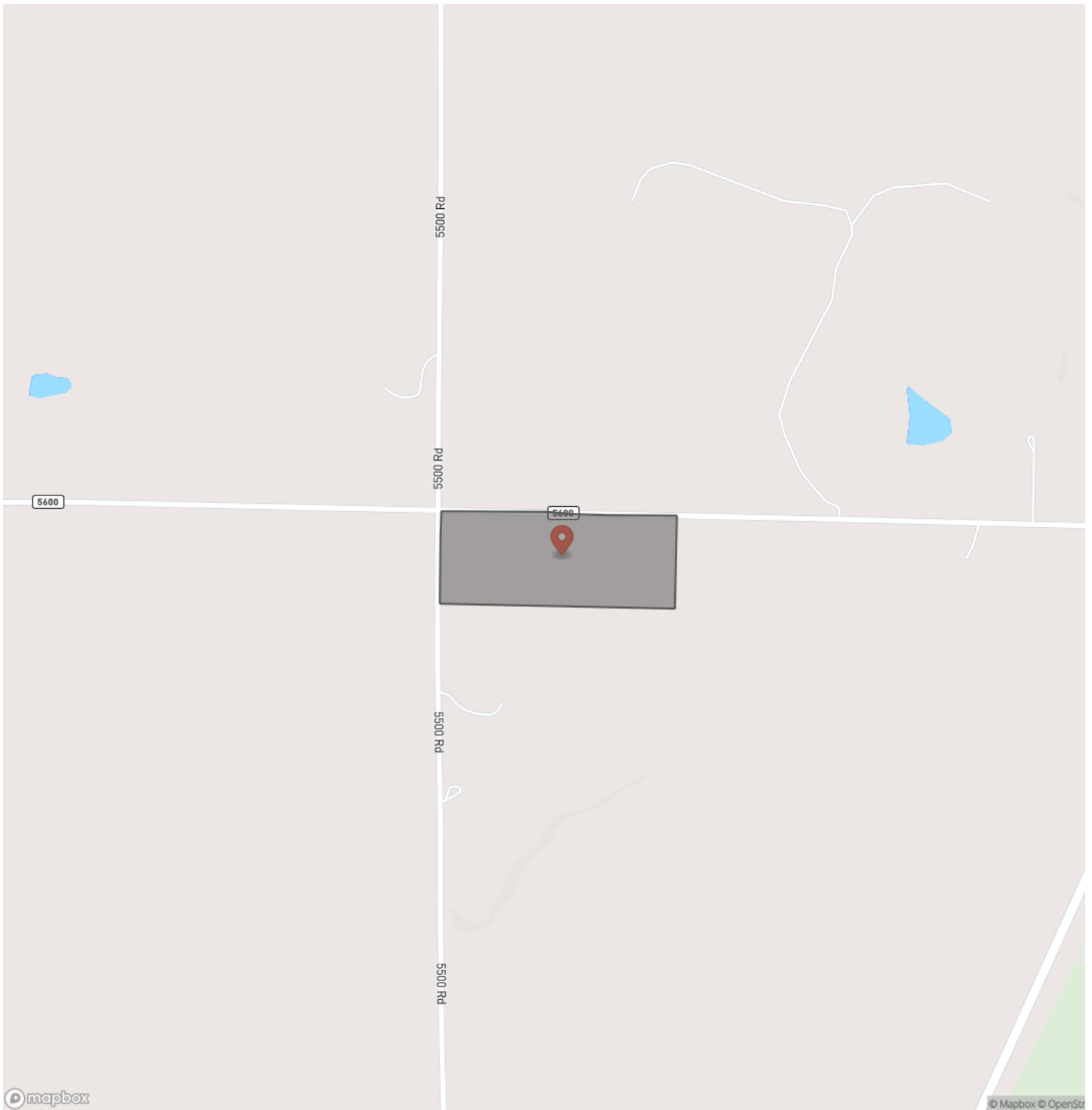
Not Far from Hwy 169: Conveniently located near Hwy 169, this property combines the peacefulness of rural living with easy access to major routes. This makes commuting and travel straightforward, bridging the gap between your private haven and the wider world.



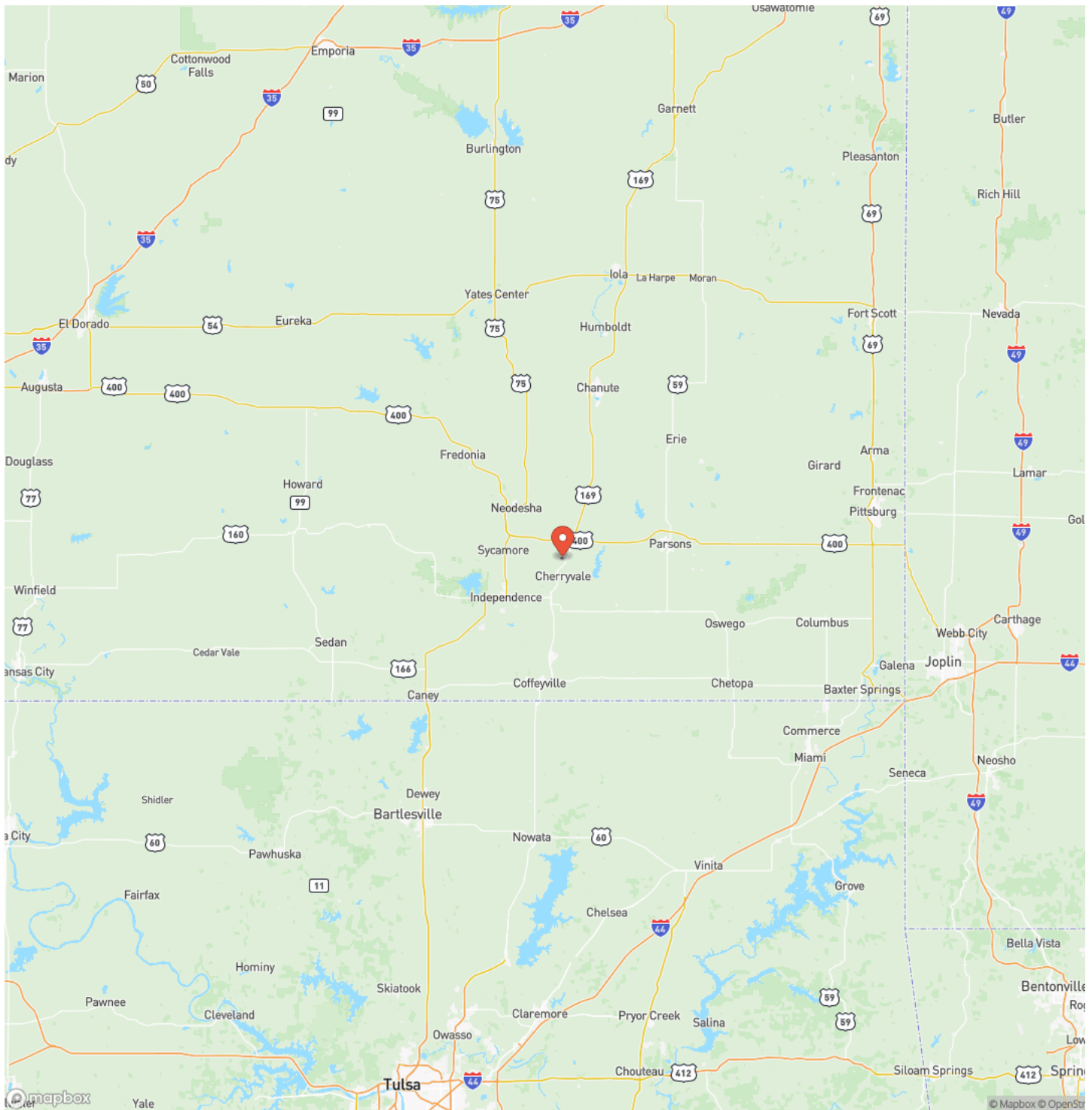
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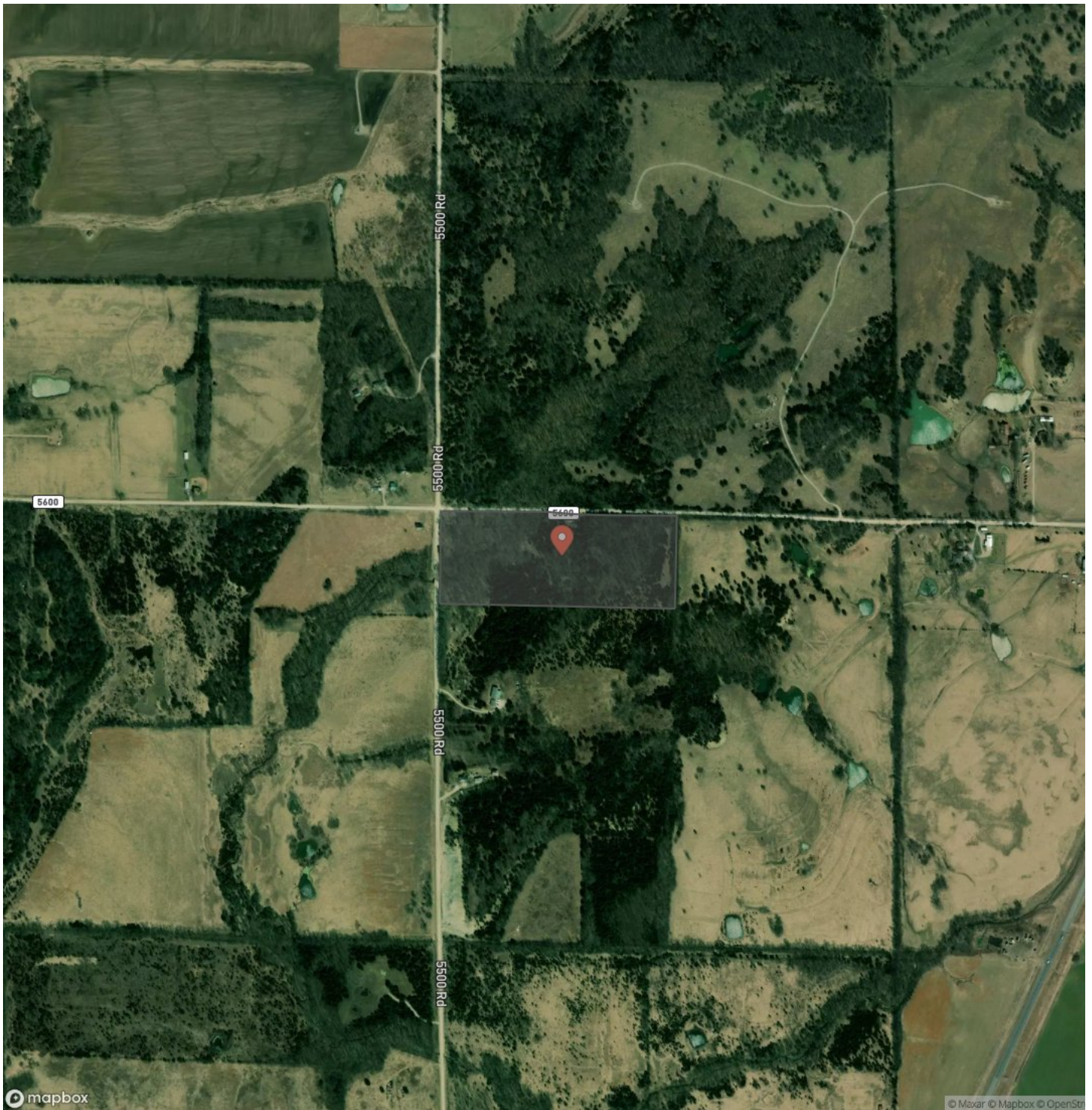
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

Mobile

(620) 330-7282

Office

(620) 577-4487

Email

mwonser@l2realtyinc.com

Address

4045B CR 3900

City / State / Zip

NOTES

[illegible]

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.



L2realtyinc.com

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
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

