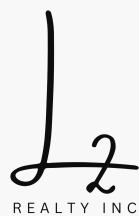


120 +/- Country Home with Income and Recreation
4046 CR 2300
Independence, KS 67301

\$625,000
117± Acres
Montgomery County



120 +/- Country Home with Income and Recreation
Independence, KS / Montgomery County

SUMMARY

Address

4046 CR 2300

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Residential Property, Farms

Latitude / Longitude

37.204728 / -95.85268

Taxes (Annually)

1946

Dwelling Square Feet

1428

Bedrooms / Bathrooms

3 / 1

Acreage

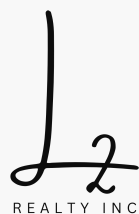
117

Price

\$625,000

Property Website

<https://l2realtyinc.com/property/120-country-home-with-income-and-recreation-montgomery-kansas/48566/>



120 +/- Country Home with Income and Recreation Independence, KS / Montgomery County

PROPERTY DESCRIPTION

Step into the allure of country living with this charming 3-bedroom, 1-bathroom home spanning 1500 sq ft., the house has been tastefully remodeled to create a cozy haven. Revel in the luxury of not one, but two spacious living rooms—perfect for unwinding or hosting guests. The wood-burning fireplace, complete with a blower, adds a touch of comfort, creating a warm and inviting atmosphere. In 2021, a new heat pump was installed, ensuring efficiency and climate control. The home's interior boasts a very modern update, offering a sleek and contemporary living space that seamlessly combines style and functionality. This property is not just a home; it's an embodiment of comfort and modern country living.

Discover the hidden gem of waterfowl hunting in this remarkable setting—a true "Waterfowl Honey Hole." As you explore the ponds, the echoes of old blinds and spent shells weave tales of unforgettable hunts, infusing the landscape with character and a rich hunting history. What elevates the experience is the strategic proximity to the Elk City Wildlife Refuge on Elk City Lake. This unique location enhances the thrill of waterfowl hunting, making this pond a consistent producer of exciting and rewarding hunts year after year. Immerse yourself in the beauty of the surroundings, and let the synergy between the pond and the nearby refuge create an unparalleled waterfowl hunting experience that enthusiasts dream of.

This exceptional farm stands as a testament to the evolving trends in Whitetail management, aligning seamlessly with the latest practices. Its isolation from neighboring farms sets the stage for exceptional deer hunting, offering enthusiasts an extraordinary and rewarding outdoor adventure. The property, strategically positioned with travel corridors and dense bedding cover, transforms into a wildlife paradise—a haven for deer. This thoughtful design not only ensures a unique environment for Whitetail management but also enhances the overall habitat quality. As if this weren't enticing enough, the potential to purchase additional acreage with dense bedding cover opens up exciting possibilities, further solidifying this farm as a prime opportunity for those seeking to embrace and contribute to the latest trends in Whitetail management.

Picture the perfect evening on this property—a bonfire flickering under the starlit sky, friends and family gathered around, telling tales and creating memories that last a lifetime. Engage in the thrill of fishing at your leisure, with from multiple ponds offering both relaxation and adventure. Elevate the experience by firing up the grill, the sizzle of barbecue filling the air as you take in the sunset while enjoying outdoor cooking. Beyond the recreational delights, this property is a savvy investment, producing income from both agriculture and mineral lease. It's not just a place to unwind; it's a haven that pays you back, combining leisure and prosperity in a perfect blend that makes every moment here feel like you're not just living; you're thriving.

Give Matt Wonser a call at [620-330-7282](tel:620-330-7282) or email at mwonser@L2realtyinc.com to schedule a showing.

-Charming Country Home- Immerse yourself in a 1500 sq ft, 3-bed, 1-bath home, tastefully remodeled to offer modern comforts.

-Spacious Living- Enjoy the luxury of 2 living rooms, providing ample space for relaxation and entertainment. The wood burning fire place and blower add a touch of comfort.

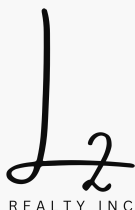
-Diverse Income Streams- Benefit from agricultural production and two gas wells, ensuring a steady and diversified income.

-Wildlife Paradise- Strategically positioned travel corridors and bedding cover make this property an ideal haven for deer, creating a unique environment for Whitetail management.

-Recreational Delight- The large pond serves as an excellent spot for fishing and leisure, adding a recreational dimension to the property.

-Waterfowl Honey Hole- Explore the ponds through the presence of old blinds and spent shells, telling stories of memorable hunts and adding character to the landscape. Giving the proximity to the refuge on Elk City Lake it makes sense for this pond to produce exciting waterfowl hunts year after year.

-Exceptional Deer Hunting- Experience the extraordinary deer hunting opportunities that abound in the proximity of the lake, providing enthusiasts with a phenomenal and rewarding outdoor adventure.

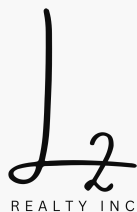


-Prime Location- Enjoy the convenience of being minutes away from Elk City State Park, offering a serene escape just around the corner. Indulge in a variety of outdoor activities, from the thrill of fishing and the excitement of duck hunting to the leisurely joys of boating, all within the picturesque surroundings of the park.

-Proximity Advantage- Benefit from the convenience of being mere minutes away from Independence, KS, allowing you to easily access all the amenities and opportunities this charming town has to offer.

-Educational Excellence- Secure a bright future for your family with access to a great school district in Independence, ensuring top-notch educational opportunities for children.

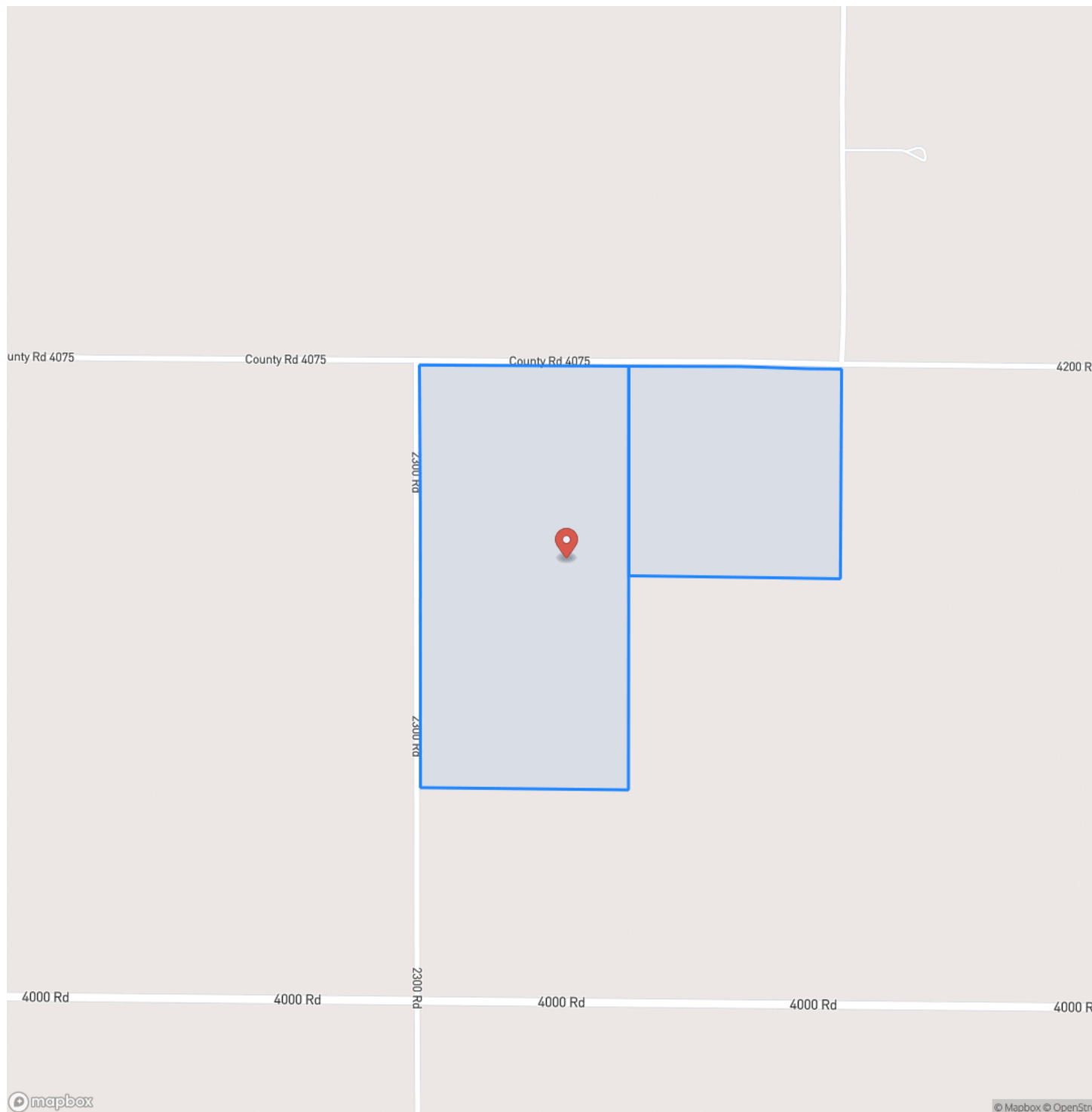
-Small Town Charms- Embrace the essentials of small-town living, where the warmth of community, neighborly connections, and a welcoming atmosphere enhance the overall quality of life in Independence.



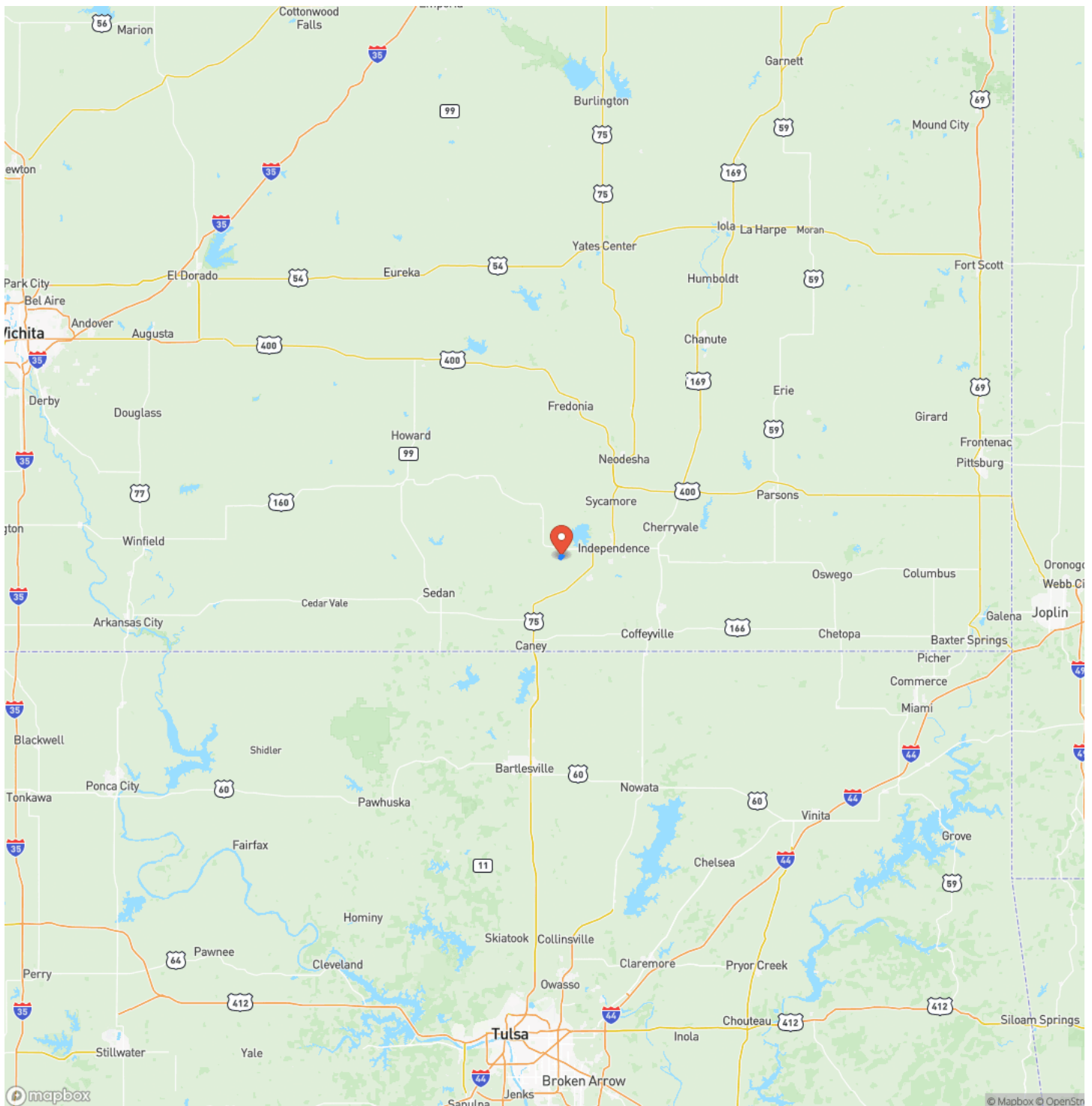
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Independence, KS / Montgomery County



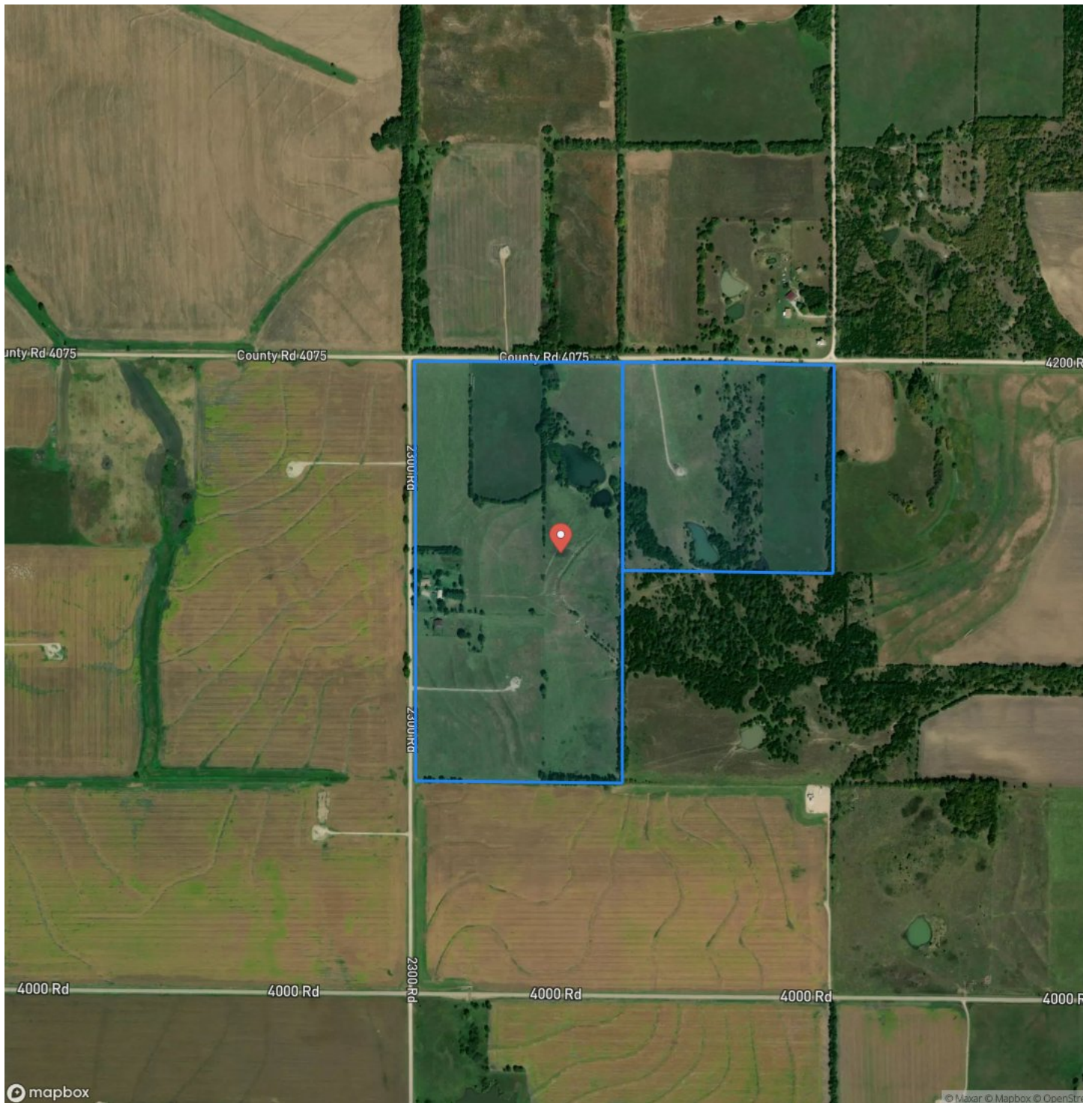
Locator Map



Locator Map



Satellite Map



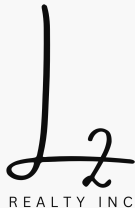
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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