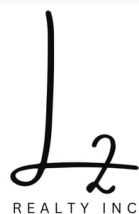
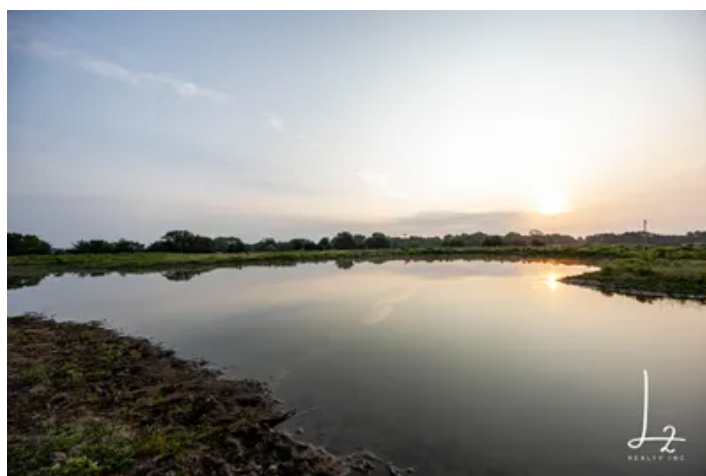


Build site, Rec use, Farming 146 acres Montgomery  
County  
0000 CR 4400  
Elk City, KS 67344

**\$511,000**  
146± Acres  
Montgomery County



**Build site, Rec use, Farming 146 acres Montgomery County  
Elk City, KS / Montgomery County**

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**SUMMARY**

**Address**

0000 CR 4400

**City, State Zip**

Elk City, KS 67344

**County**

Montgomery County

**Type**

Farms, Hunting Land, Timberland, Horse Property, Recreational Land

**Latitude / Longitude**

37.222089 / -95.923918

**Acreage**

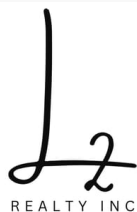
146

**Price**

\$511,000

**Property Website**

<https://l2realtyinc.com/property/build-site-rec-use-farming-146-acres-montgomery-county-montgomery-kansas/59313/>



## **PROPERTY DESCRIPTION**

### **Spectacular Homesite with Breathtaking Views on 146 Acres**

Discover the perfect place to build your dream home on this 146-acre property, featuring a prime homesite at the top of the hill with stunning views that are worth the purchase alone. Conveniently located just 15 minutes from Independence and 5 minutes from Elk City, this land combines rural tranquility with easy access to nearby towns.

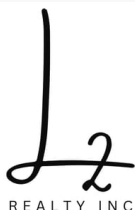
#### **Property Highlights:**

- **Ready-to-Build Site:** The homesite, ready for a 40x60 home, is already dug out and spans about 1 acre. A builder is on standby, and plans are accessible if desired. Enjoy the ease of access via the driveway leading to the top. Rural water access and electricity are in place, with underground maintenance already handled.
- **30 Acres of Hardwood:** Enjoy the serenity of 30 acres filled with mature hardwood trees.
- **Water Features:** The property features 3 large ponds with one being a 1 cattail pond, perfect for fishing, wildlife observation, and waterfowl sport.
- **Abundant Wildlife:** Home to Canadian geese, quail, and ducks, this property is a haven for birdwatchers and sportsman alike. The surrounding farmland and elevation changes create an ideal habitat for deer, ensuring their constant presence.
- **Recreational Paradise:** With diverse terrain and rich wildlife, this land is perfect for hunting, hiking, and other outdoor activities. The beauty and tranquility make it an ideal spot for creating lasting memories with family and friends.
- **Blacktop Frontage:** Convenient access from the east entrance with blacktop frontage.
- **Fenced and Maintained:** All fences have been worked and cared for, ensuring the property is well-maintained.
- **Water Tap Installed:** The water tap is installed, and the property is waiting for a water meter.
- **Livestock Ready:** With a corral ready for cattle, the property is FSA-approved to hold 30 head year-round.
- **Income Opportunity:** If you plan to use the property for recreation, the current owners would love to lease back the land for grazing in the off-season, providing an excellent income opportunity.

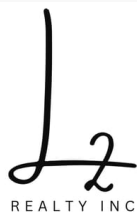
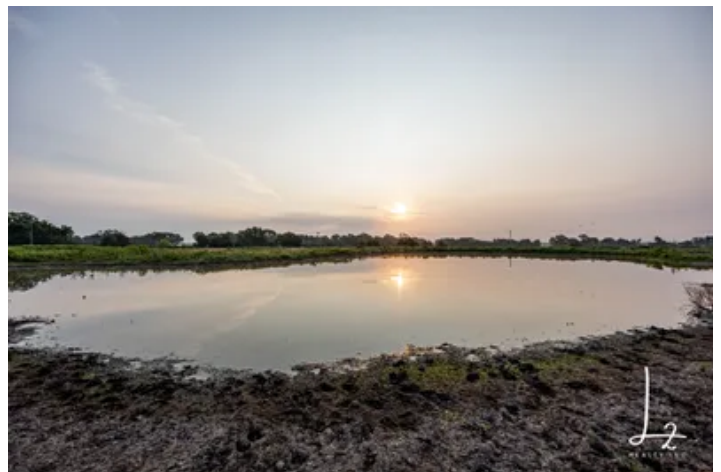
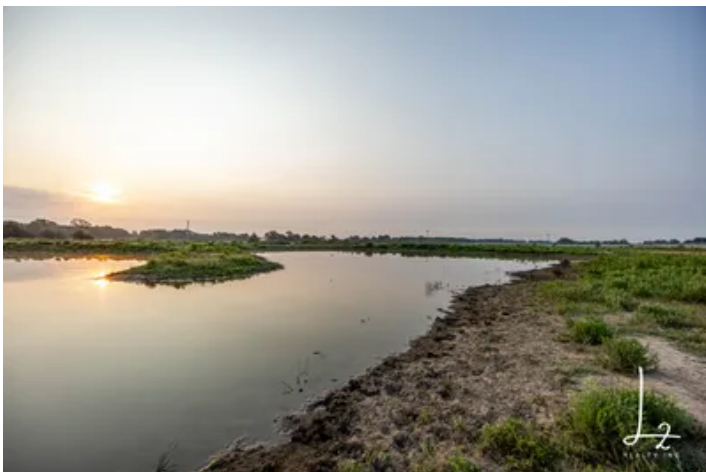
#### **Additional Information:**

- **Address:** 0000 cr 4400 Elk City, KS 67344
- **Price:** \$540,200
- **Contact:** For more information or to schedule a private tour, please contact Kristina Fulk at [620-252-5434](tel:620-252-5434) or [kfulk@L2realtyinc.com](mailto:kfulk@L2realtyinc.com)

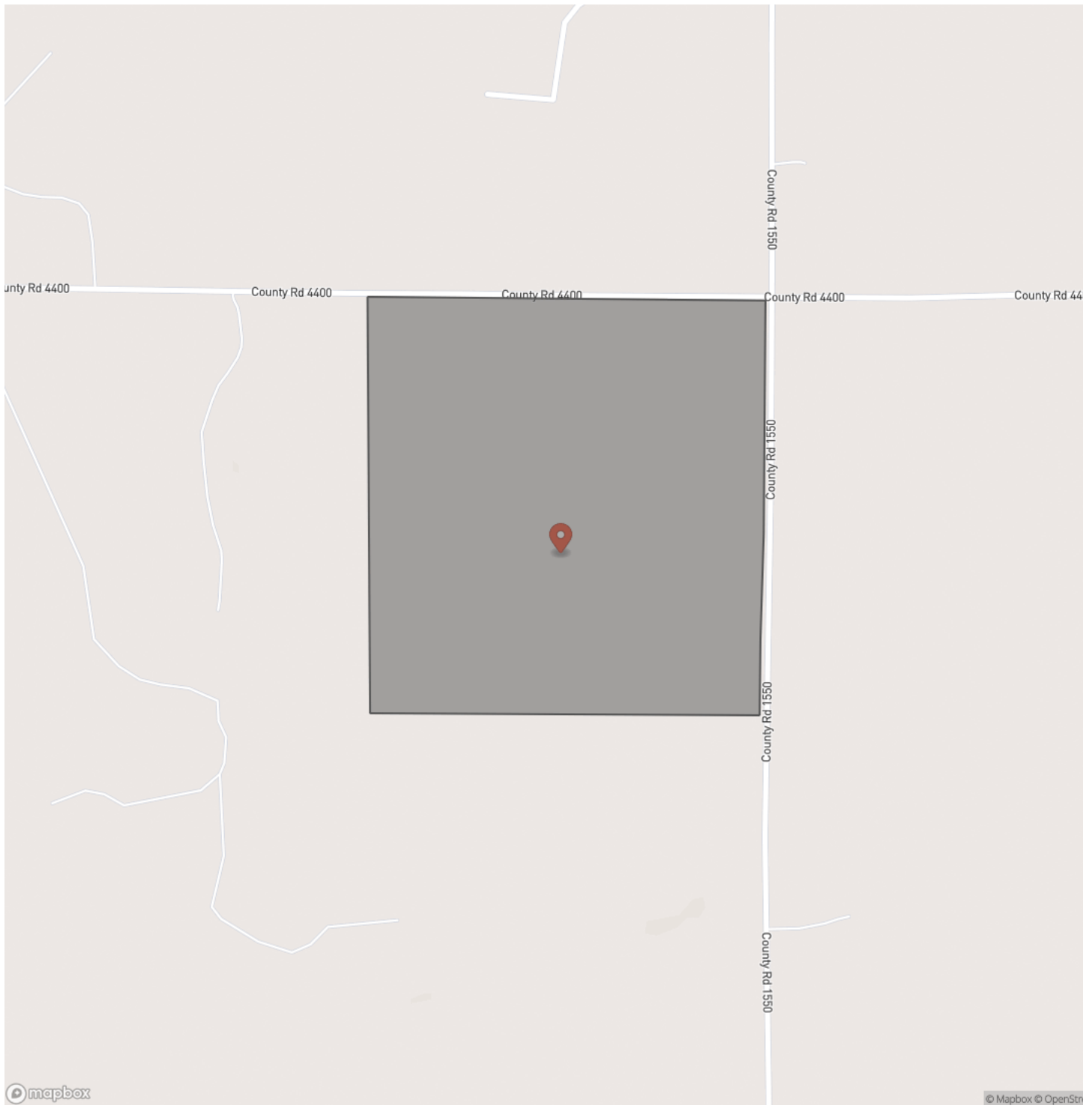
Don't miss this rare opportunity to own a versatile and beautiful 146-acre property. Whether for recreation, development, or a peaceful retreat, this land is ready to fulfill your dreams.



Build site, Rec use, Farming 146 acres Montgomery County  
Elk City, KS / Montgomery County

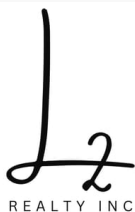
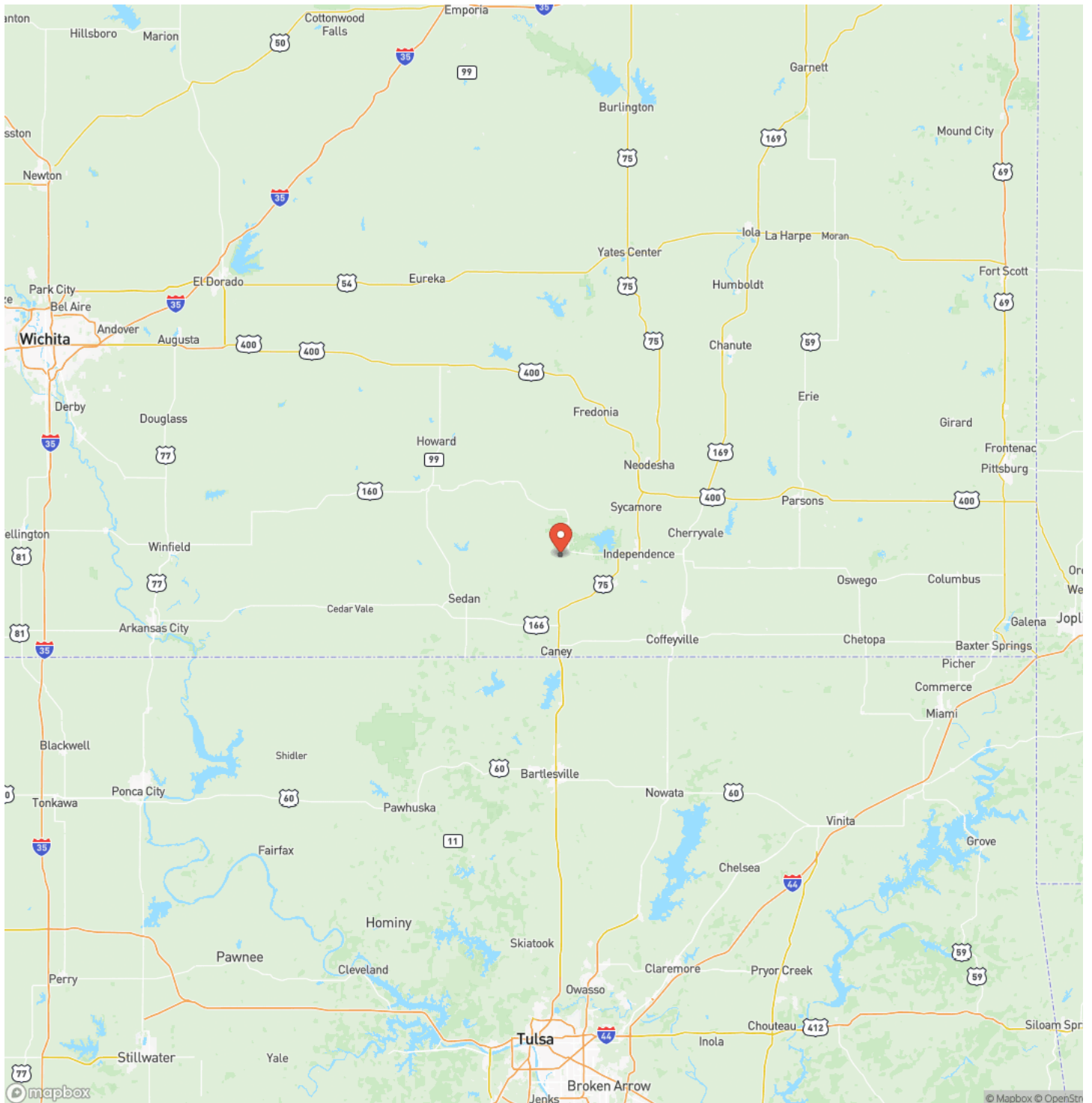


## Locator Map



**Build site, Rec use, Farming 146 acres Montgomery County  
Elk City, KS / Montgomery County**

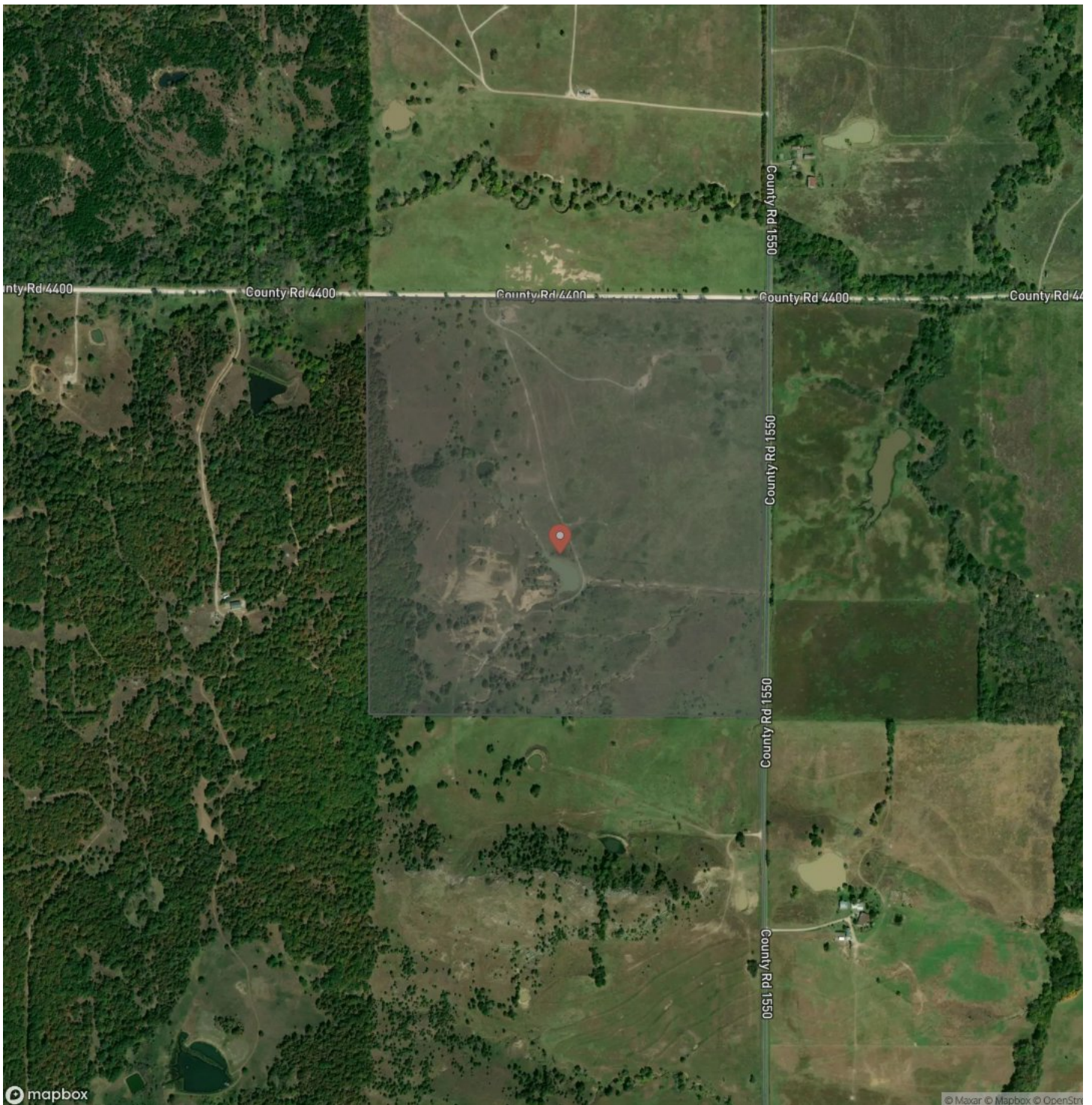
## Locator Map



**MORE INFO ONLINE:**

**L2realtyinc.com**

## Satellite Map



**Build site, Rec use, Farming 146 acres Montgomery County  
Elk City, KS / Montgomery County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kristina Fulk

## Mobile

(620) 252-5434

## Email

kfulk@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.



**L2realtyinc.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

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