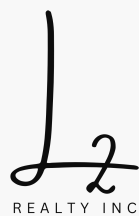


Montgomery Co. Recreational 12 acres  
00000 CR 3930  
Independence, KS 67301

**\$45,000**  
12.300± Acres  
Montgomery County



**Montgomery Co. Recreational 12 acres**  
**Independence, KS / Montgomery County**

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**SUMMARY**

**Address**

00000 CR 3930

**City, State Zip**

Independence, KS 67301

**County**

Montgomery County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

37.21467 / -95.709225

**Taxes (Annually)**

150

**Acreage**

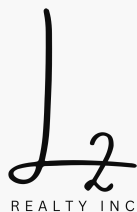
12.300

**Price**

\$45,000

**Property Website**

<https://l2realtyinc.com/property/montgomery-co-recreational-12-acres-montgomery-kansas/41827/>



## Montgomery Co. Recreational 12 acres Independence, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

Are you in the market for a small piece of land to use for hunting? Do you enjoy wildlife? Look no further than this 12.3 acre property that is located right outside of the city limits in Independence, KS. This could be used to hunt, ride ATV's, or watch wildlife.

Anyone that may be looking for a small recreational tract, this could be it!! This tract has numerous pecan trees among the timber. The creek that runs through the property is a great water source for wildlife. There are currently trail cams on the property that have followed large bucks, turkey, and other wildlife. There is fencing around a majority of the property.

This property also receives a payment for the billboard that is placed on the property and is easily transferred to the next owner.

Call Kristina Fulk or Casey McNeill with any questions or to schedule a private viewing [620-252-5434](tel:620-252-5434)

\*12+/- Acres

\*Recreational Opportunities

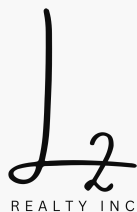
\*Whitetail Deer Hunting Opportunities

\*Turkey Hunting Opportunities

\*Heavily Timbered

\*Pecan Trees

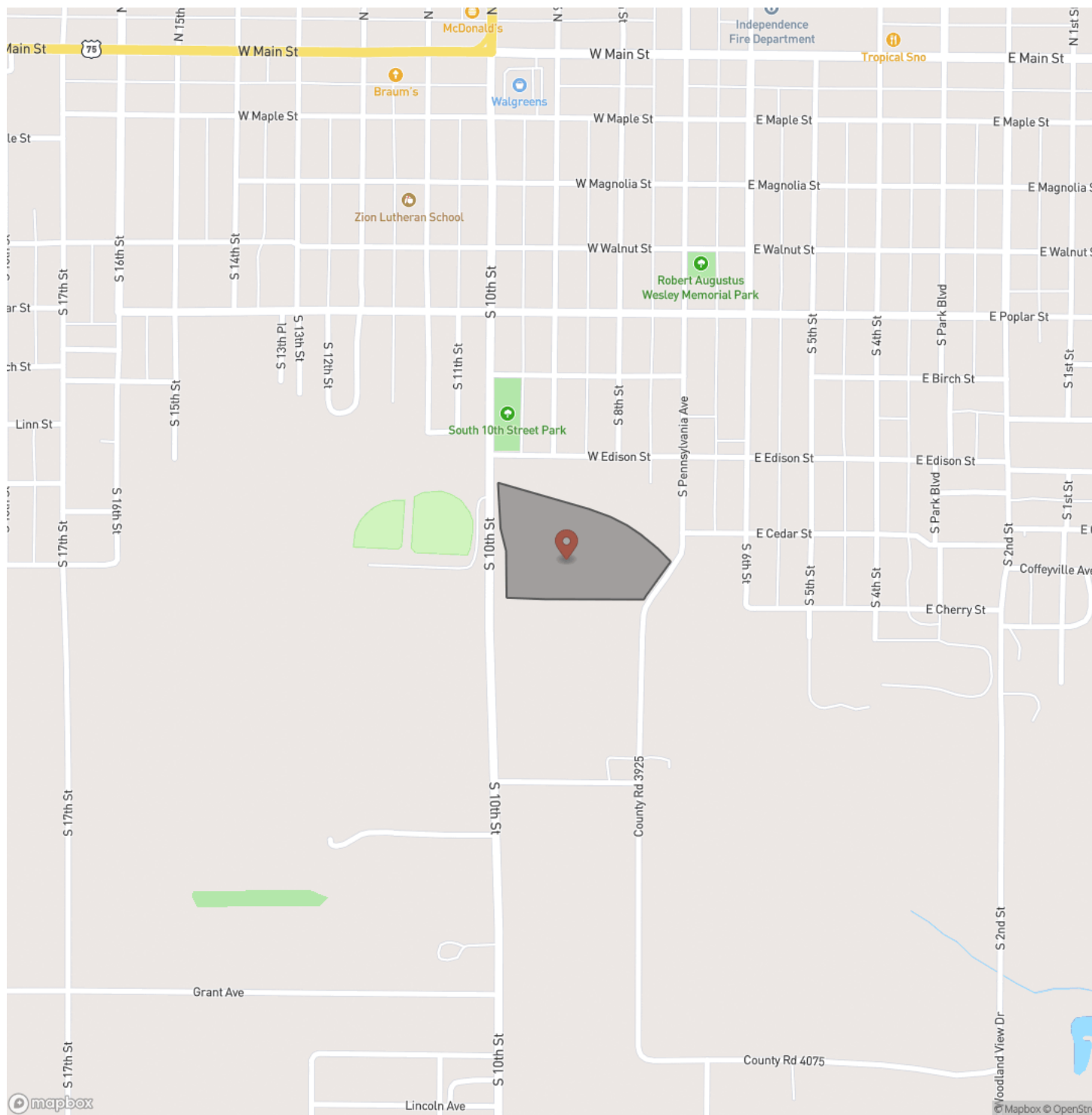
\*Creek



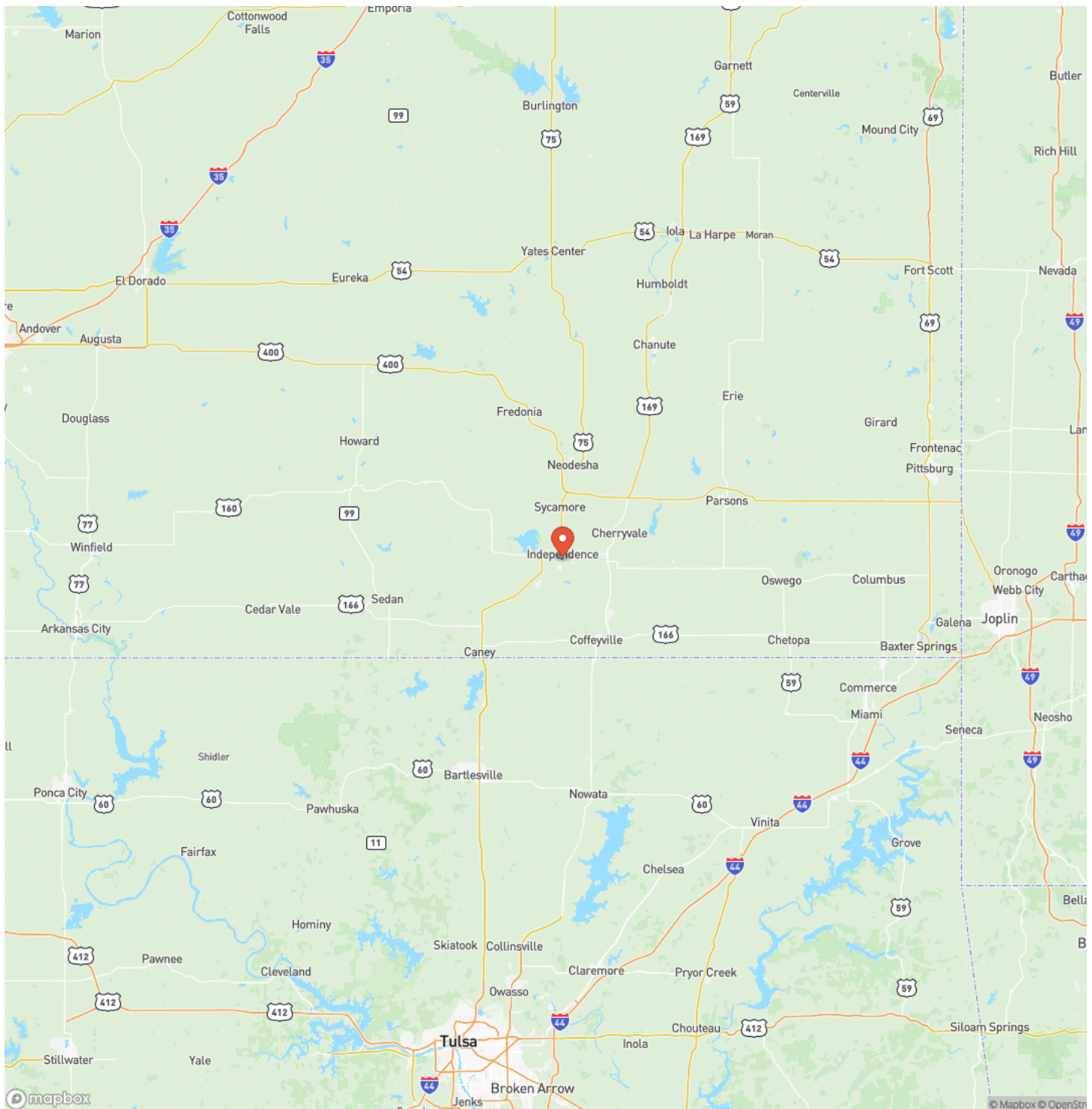
Montgomery Co. Recreational 12 acres  
Independence, KS / Montgomery County



## Locator Map



## Locator Map



## Satellite Map



**Montgomery Co. Recreational 12 acres**  
**Independence, KS / Montgomery County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kristina Fulk

## Mobile

(620) 252-5434

## Email

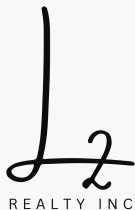
kfulk@l2realtyinc.com

**Address**

## City / State / Zip

Independence, KS 67301

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**

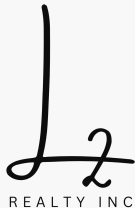
## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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, 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 relation 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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