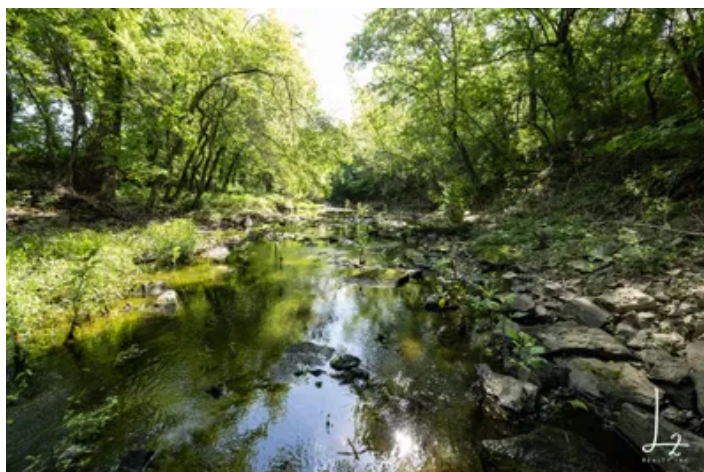


Elk Co 625a - Chance of a Lifetime
0000 Killdeer
Howard, KS 67349

\$2,468,750
625± Acres
Elk County



Elk Co 625a - Chance of a Lifetime
Howard, KS / Elk County

SUMMARY

Address

0000 Killdeer

City, State Zip

Howard, KS 67349

County

Elk County

Type

Undeveloped Land

Latitude / Longitude

37.449912 / -96.241719

Acreage

625

Price

\$2,468,750

Property Website

<https://l2realtyinc.com/property/elk-co-625a-chance-of-a-lifetime-elk-kansas/77460/>



PROPERTY DESCRIPTION

A Once-in-a-Lifetime Recreational Paradise – 625+/- Acres of Pure Opportunity!

This extraordinary 625+/- acre farm is a rare find, offering a perfect balance of **income-producing land, prime hunting grounds, and stunning natural beauty**. Whether you're seeking an investment, a hunting retreat, or a private getaway, this property checks every box!

Key Features:

Diverse Landscape – Featuring **tillable farmland, river & creek frontage, hay meadows, pastureland, ponds, and mature hardwood timber**—a truly versatile property!

Premier Hunting – Excellent habitat for **whitetail deer, turkey, and quail**, with **dense bedding areas, natural food sources, and water access** ensuring thriving wildlife.

Income Potential – The farm includes **140+/- acres of highly productive Mason Silt Loam (Class I) river bottom ground**, along with **hay and pastureland** for multiple revenue streams.

Water Access – With **nearly a mile of Paw Paw Creek, over a mile of Elk River frontage, and two ponds**, this property offers an abundant water supply for livestock and wildlife.

Easy Access & Ideal Location – A **paved county road along the north side** provides excellent access, with an additional county road entrance just **½ mile from Highway 99**.

Build Your Private Getaway – **Rural water and electricity are nearby**, making it easy to develop the perfect **home, hunting lodge, or weekend getaway**. Plus, with **no zoning or building restrictions**, the possibilities are endless!

This **exceptional, diverse property** is the ultimate investment in **recreation, farming, and family legacy**. Don't miss the chance to make it yours—**opportunities like this don't come around often!**

Contact us today for more details or to schedule a private tour!

625 +/- Total Acres

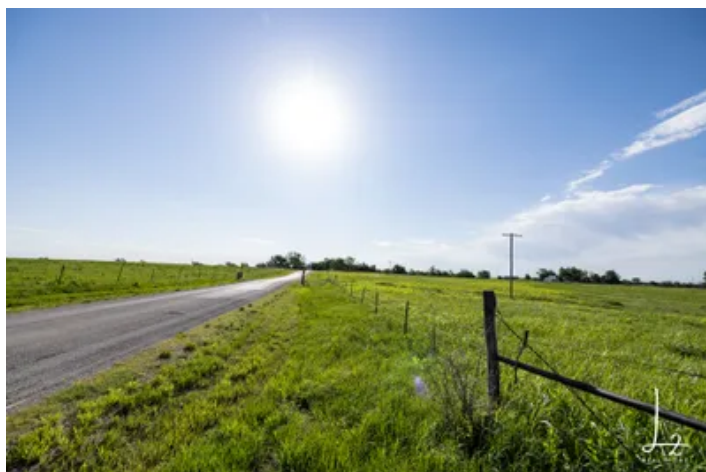
- Timber and Brush Thickets
- Native Grasses and Forbs
- Excellent Wildlife Habitat
- Elk River, Paw Paw Creek & Two Ponds
- Crop, Pasture, and Hay Production Income
- Whitetail Deer Hunting
- Paved and gravel road Frontage
- Mineral Rights Intact and Transfer at Sale
- 1 1/2hr to Wichita, Ks or Bartlesville, OK
- 2 hr to Tulsa, OK
- 2 1/2 hr to Kansas City, Ks
- 3 hrs to Oklahoma City, OK

MORE INFO ONLINE:

L2realtyinc.com



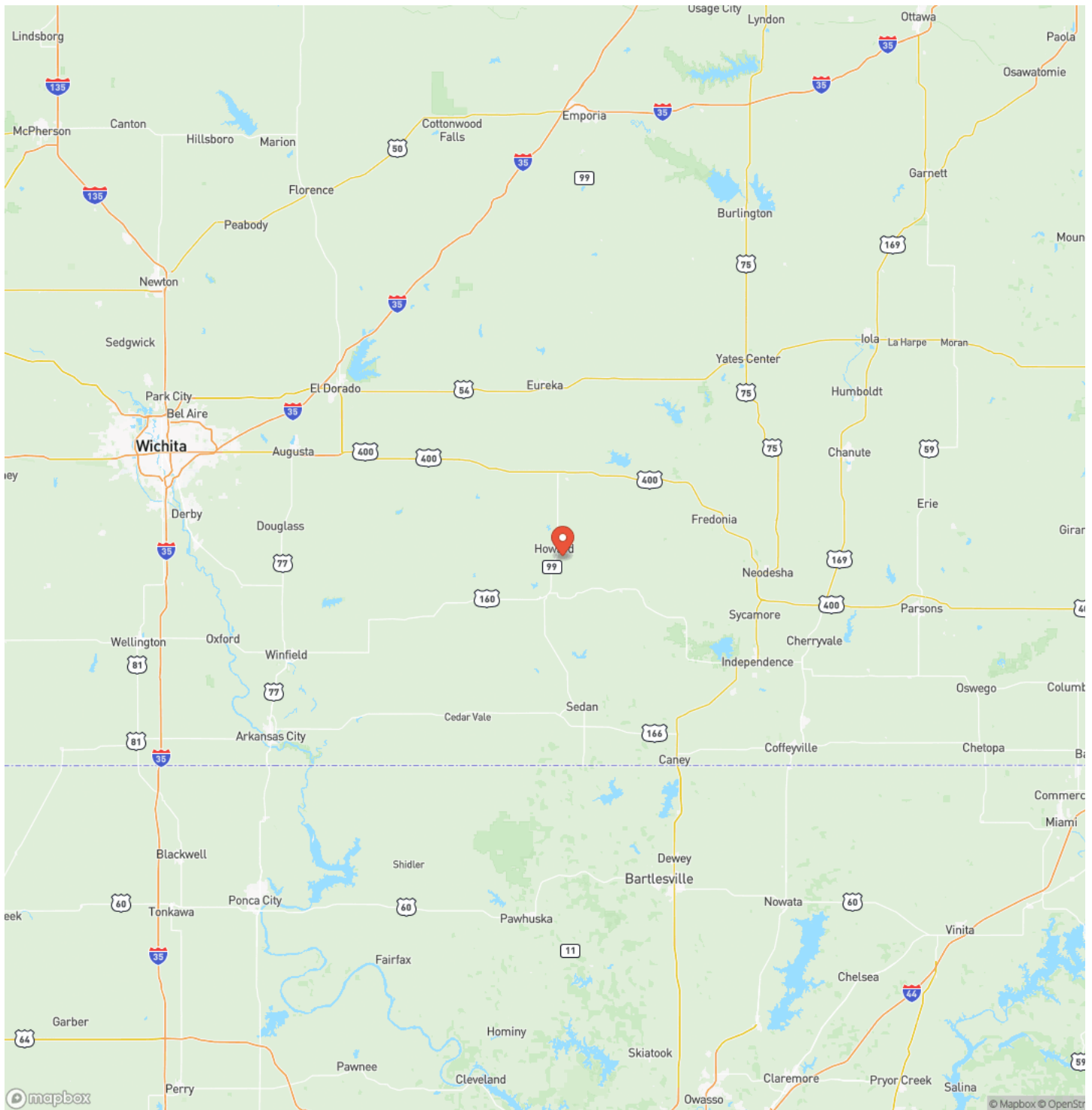
Elk Co 625a - Chance of a Lifetime
Howard, KS / Elk County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Liz Hendricks

Mobile

(620) 330-2438

Email

ehendricks@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. 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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