

Elk City Investment Farm
5041 HWY 160
Elk City, KS 67344

\$30,000
3.360± Acres
Montgomery County



Elk City Investment Farm
Elk City, KS / Montgomery County

SUMMARY

Address

5041 HWY 160

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Residential Property

Latitude / Longitude

37.276745 / -95.901924

Dwelling Square Feet

728

Bedrooms / Bathrooms

2 / 1

Acreage

3.360

Price

\$30,000

Property Website

<https://l2realtyinc.com/property/elk-city-investment-farm-montgomery-kansas/90173/>



PROPERTY DESCRIPTION

This 3.36-acre farm in the heart of the countryside is a must-see, offering incredible potential for anyone looking to create their own rural retreat. The property features a 2-bedroom, 1-bath farmhouse that will need some repairs, but with the right vision and a bit of sweat equity, it can be transformed into a cozy home full of charm and character. Surrounded by large, mature shade trees, the house enjoys a peaceful setting with natural beauty and plenty of outdoor space to enjoy. This is the kind of property where you can put down roots, build equity, and shape it into something uniquely your own.

The land itself adds to the property's appeal. With just over three acres, it provides enough room to enjoy country living without becoming overwhelming to maintain. Three outbuildings sit on the property, offering versatile space for storage, workshops, or even small-scale livestock. Whether you're interested in gardening, starting a hobby farm, or simply having extra space for projects and equipment, these outbuildings open up many possibilities. The layout of the land makes it easy to envision a functional and inviting homestead.

This farm is more than just acreage—it's a blank canvas with endless potential. Buyers looking for a fixer-upper will appreciate the opportunity to add value to the home, while those seeking a quieter pace of life will love the peaceful setting and the space to spread out. With mature trees for shade, open ground for a garden or pasture, and buildings already in place, the groundwork has been laid for a truly special property.

Opportunities like this don't come around often, especially at such an approachable size and price point. Whether your goal is to create a small hobby farm, enjoy a weekend retreat in the country, or invest in a property with room to grow, this 3.36-acre farm has all the right ingredients. Bring your ideas, roll up your sleeves, and make this slice of Kansas countryside your own.

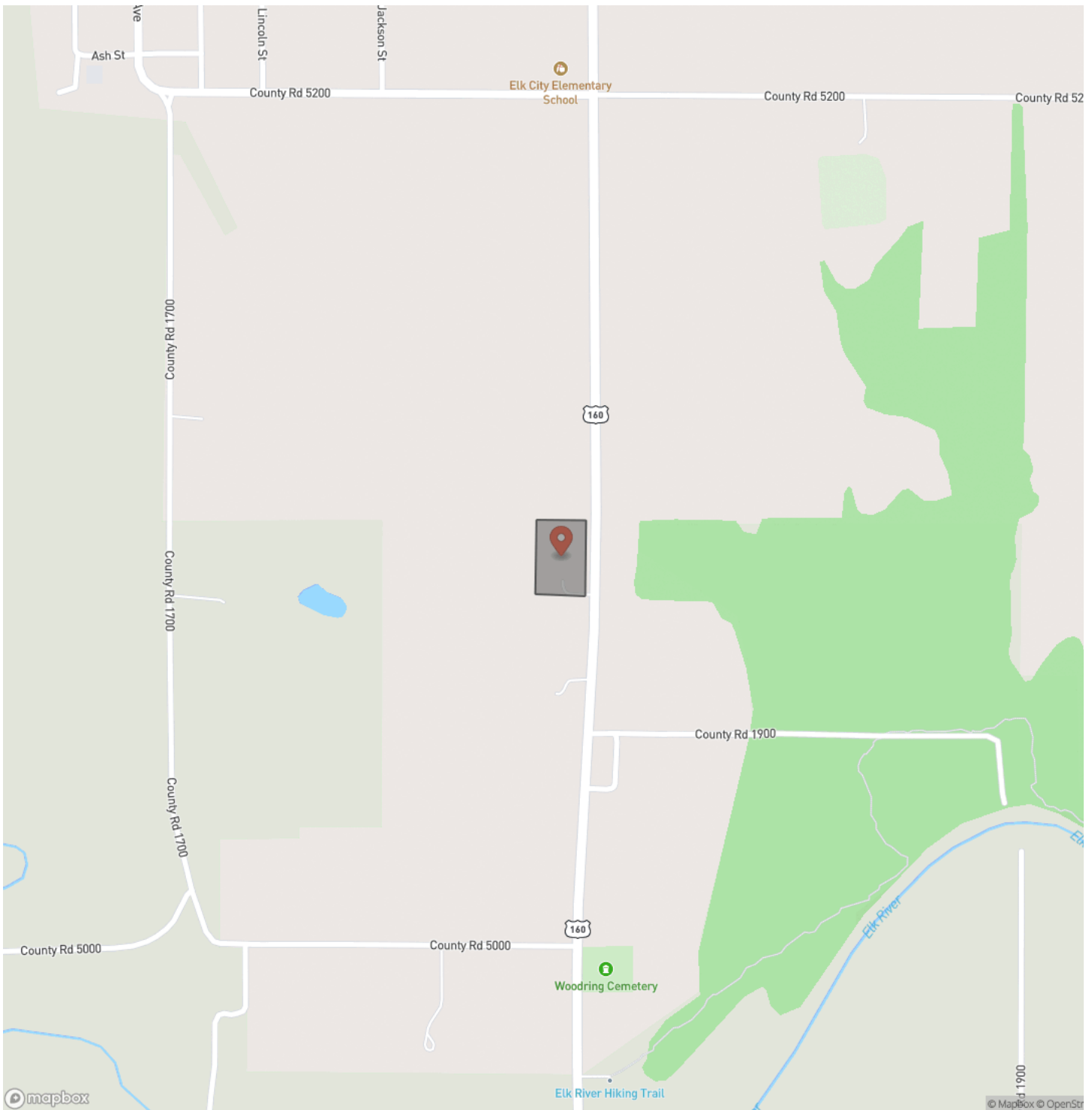
Key Features:

- 3.36 acres with mature shade trees and peaceful surroundings
- 2-bedroom, 1-bath farmhouse ready for renovation and customization
- Three versatile outbuildings for storage, workshops, or livestock
- Ideal size for hobby farming, gardening, or outdoor recreation
- Excellent opportunity to build equity and create a one-of-a-kind homestead

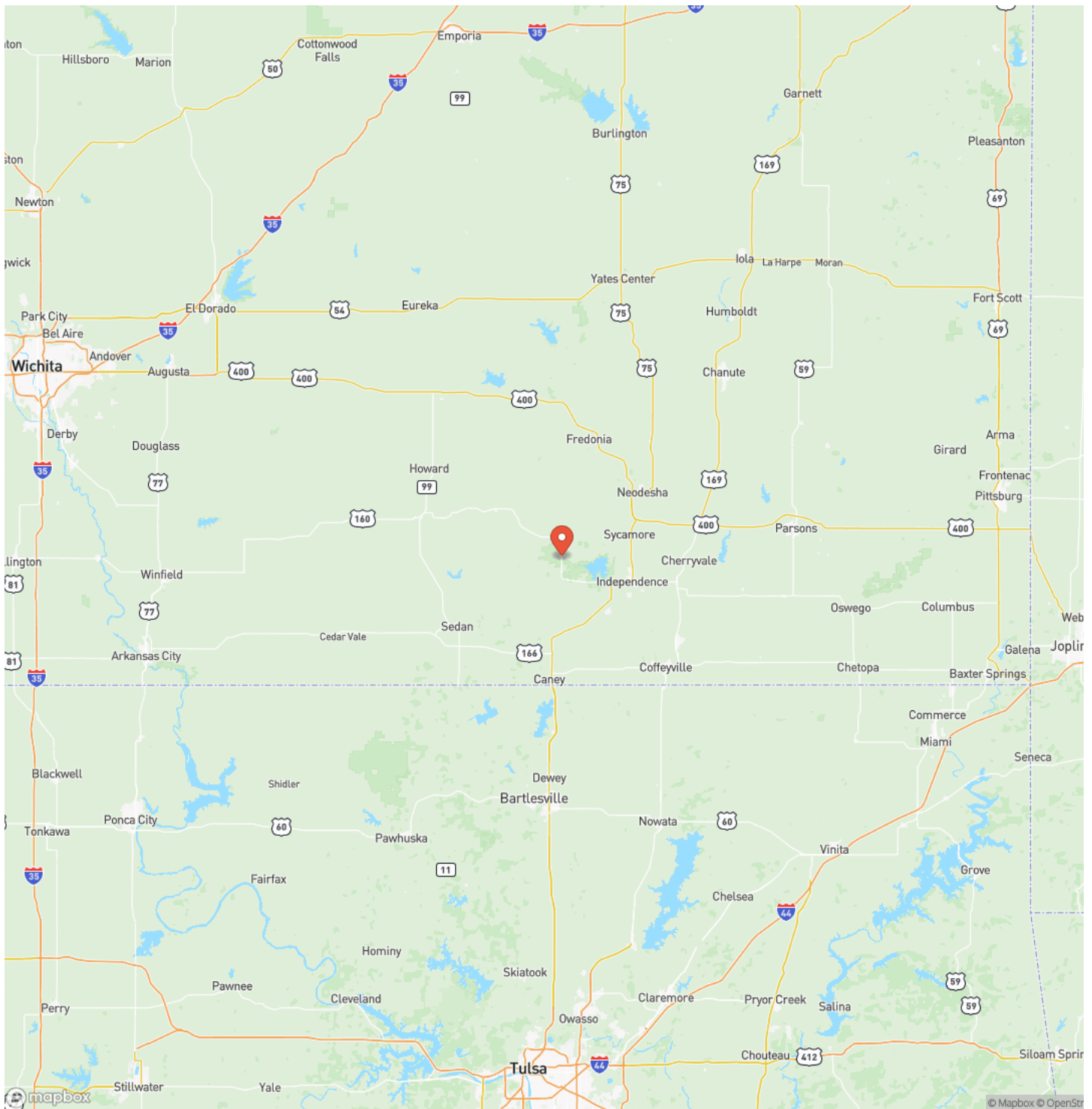
Elk City Investment Farm
Elk City, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeremy Harris

Mobile

(918) 214-2955

Email

jharris@L2realtyinc.com

Address

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

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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

