

MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, KS

80 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MIXED USE RECREATIONAL FARM NEAR MONTGOMERY STATE LAKE

Secluded hunting farm with hidden potential to provide some great deer and turkey hunting. Pressure over the past 10 years has been minimal and the area has produced some very good quality deer. This is also a great location for a building site with utilities at the road and on adjacent properties and on a low-traffic road with great access to Coffeyville or Independence. Situated a 1/2 mile from the Verdigris River bottoms with large blocks of timber feeding up onto this property. The property is a good mix of primarily Fescue and Bermuda.

The pond is fenced to control livestock access to during cold winters or drought seasons. The fences on the property are workable and in good condition. The seller is dividing the property so the survey and fence are to be negotiated with the buyer. Gated access off the road will be provided to the property. The grass is currently grazed by the seller, and the farm is not over-grazed and will be possessed upon closing. Minerals are negotiable. They were reserved by the previous owner. Centrally located between Coffeyville and Independence, Kansas.



PROPERTY FEATURES

PRICE: **\$256,000** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **80**

- Centrally located between Coffeyville and Independence, KS
- Less than 3 miles from Montgomery County State Lake
- 1/2 mile above the Verdigris River bottoms
- Little to no hunting pressure over the last 10 years
- Pastures are becoming brushy and overgrown only improving the wildlife
- Producing minerals are negotiable
- Water and electric are available on 2 adjacent properties
- Great potential build sites for a cabin or your forever home
- Additional acreage available up to 257 acres



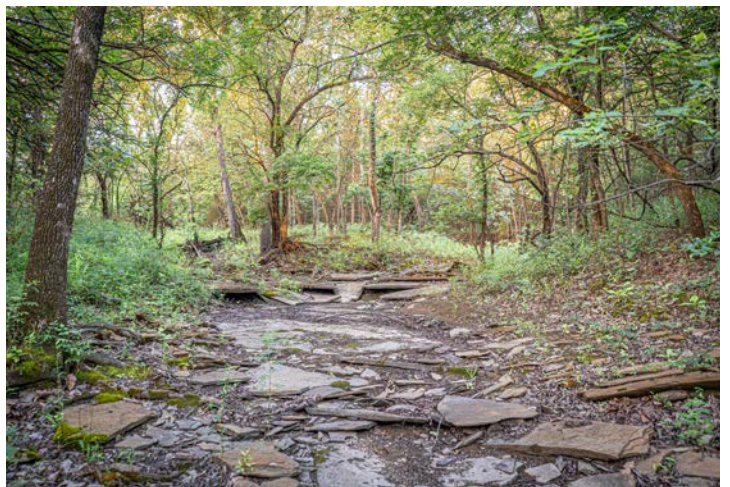
80 +/- ACRES



PASTURES



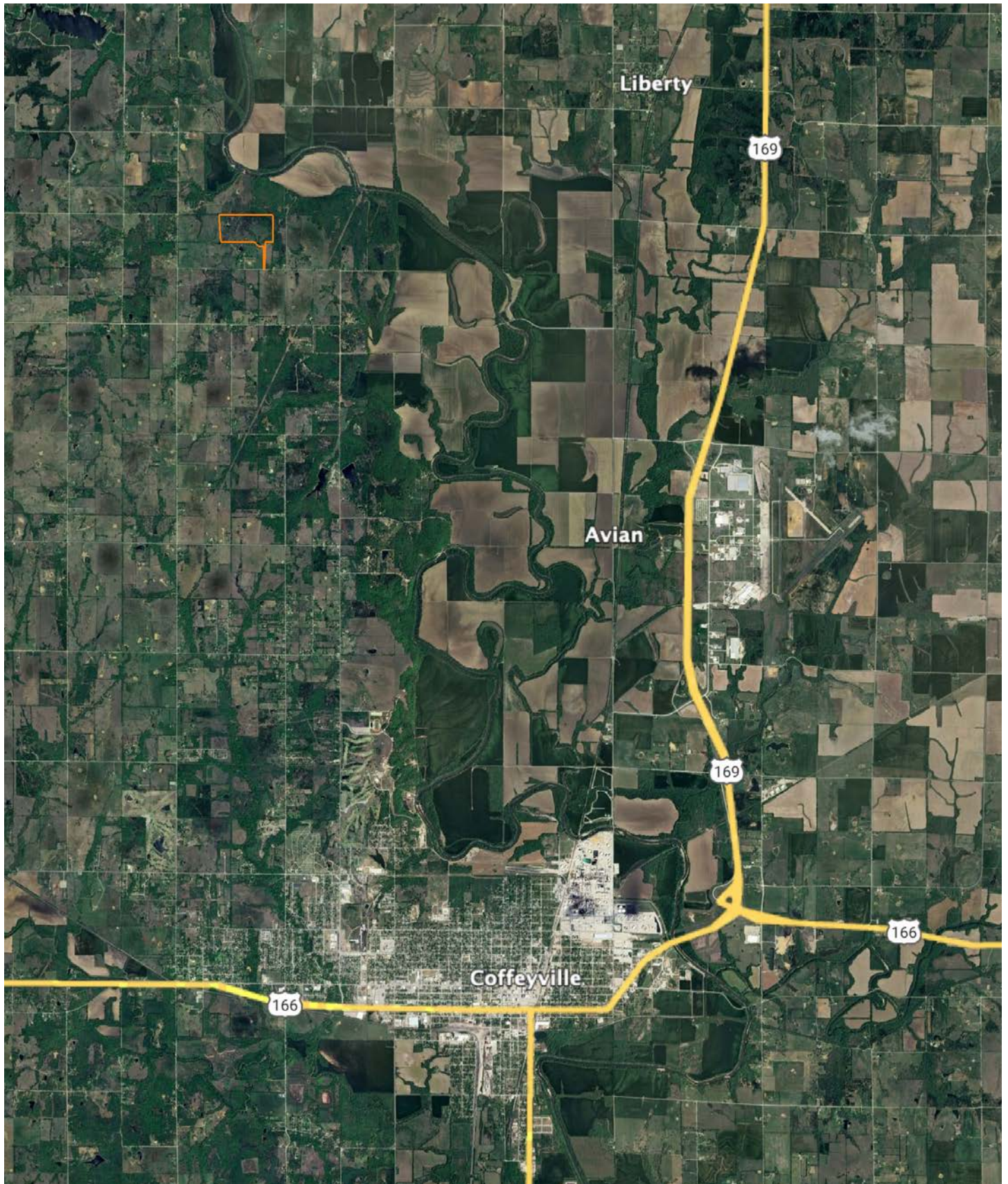
1/2 MILE ABOVE VERDIGRIS RIVER BOTTOMS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



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