

MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, KS

224 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 224 +/- ACRES OVERLOOKING ELK CITY LAKE

Overlooking the famous Elk City Lake in southeast Kansas is this stunning 224 +/- acre tract. Situated on the east side of the lake, this property will give its future owner stunning lake sunset views. This property sits up very well for the all-season outdoor enthusiast, from hunting your own property to hiking it right to all state-owned trails surrounding the lake, to camping or pulling the boat to the lake for a fishing trip. The property is conveniently less than a mile from public boat ramps and the fun that Elk City Lake Park has to offer. If it is a little of your own planned paradise you desire, this tract of land is a large shelter for many deer in the area during the fall. The large expansive public areas around the lake drive many deer to this area from September through January. Our trail cam pictures show the number of bucks that winter in these

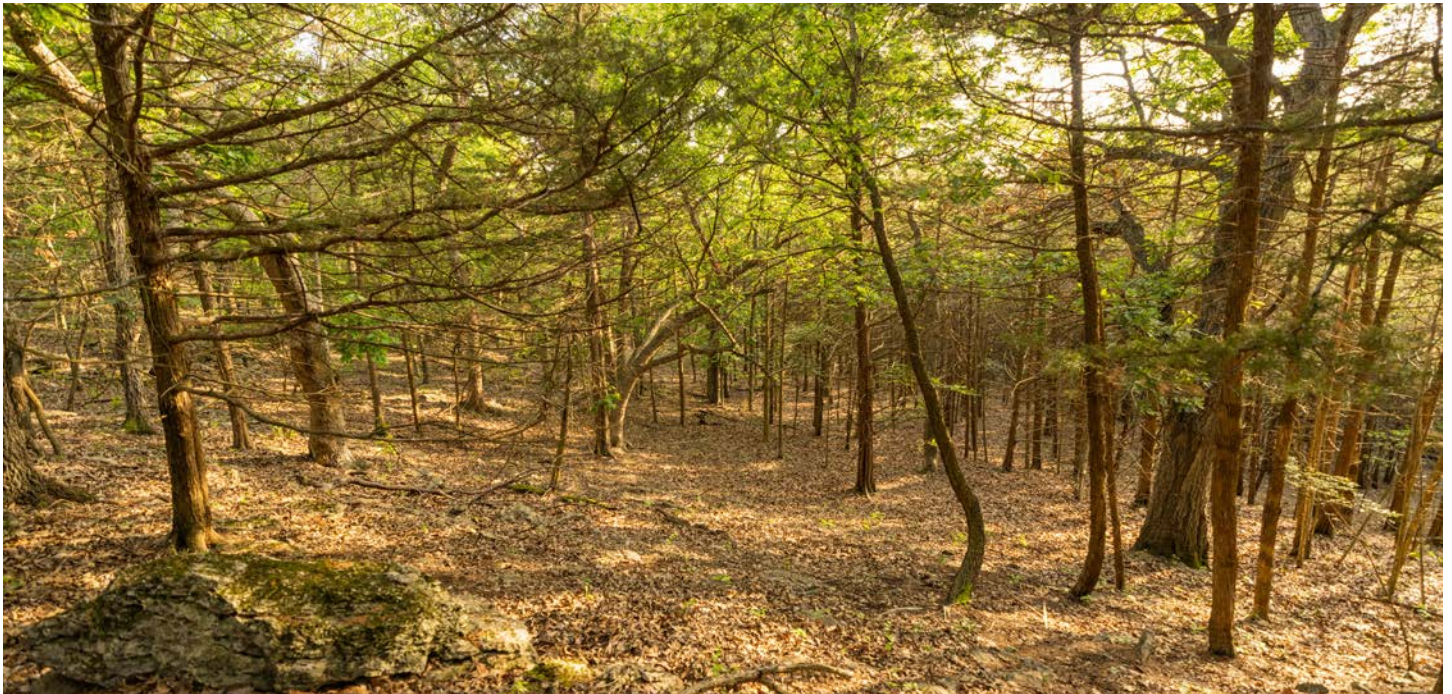
woods. The topography changes across the entire farm allow for this tract to hold many bucks for the season. The property sits up very well for multiple hunters as well as the potential to add some feeding areas. Hunting on this property has been very little to none for a long time. The abandoned rock quarry is a constant source of water for wildlife all year long. There is plenty of room to increase future build sites or finish out the original bunk cabin. Properties offering build site potential, excellent deer hunting, access to public lakes, and paved road access do not come around often. If you desire a nice property and proximity to town, downtown Independence is only 10 minutes away. This farm has options on power and total acres so please call listing agent Tyler Heil at (913) 207-4541 to schedule a showing or answer any questions.



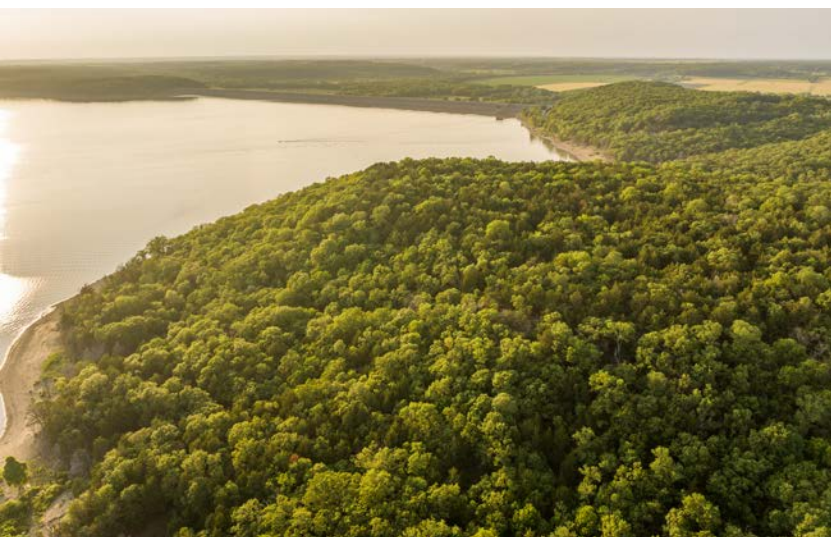
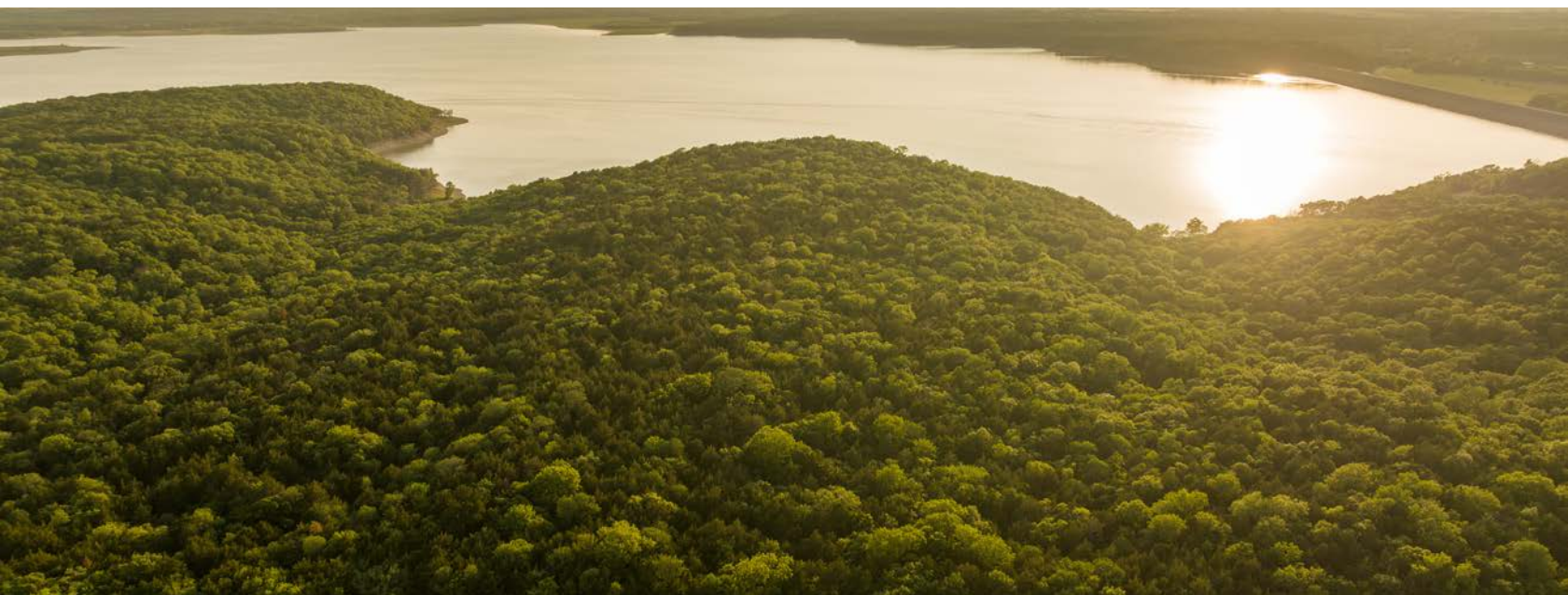
PROPERTY FEATURES

PRICE: **\$1,049,000** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **224**

- Excellent deer history
- Great topography change
- Multiple spots to hunt
- Bunk house
- Small rock old quarry
- Many potential build sites
- 6 miles to Independence, KS
- 42 miles to Bartlesville, OK
- 85 miles to Tulsa, OK
- 116 miles to Wichita, OK



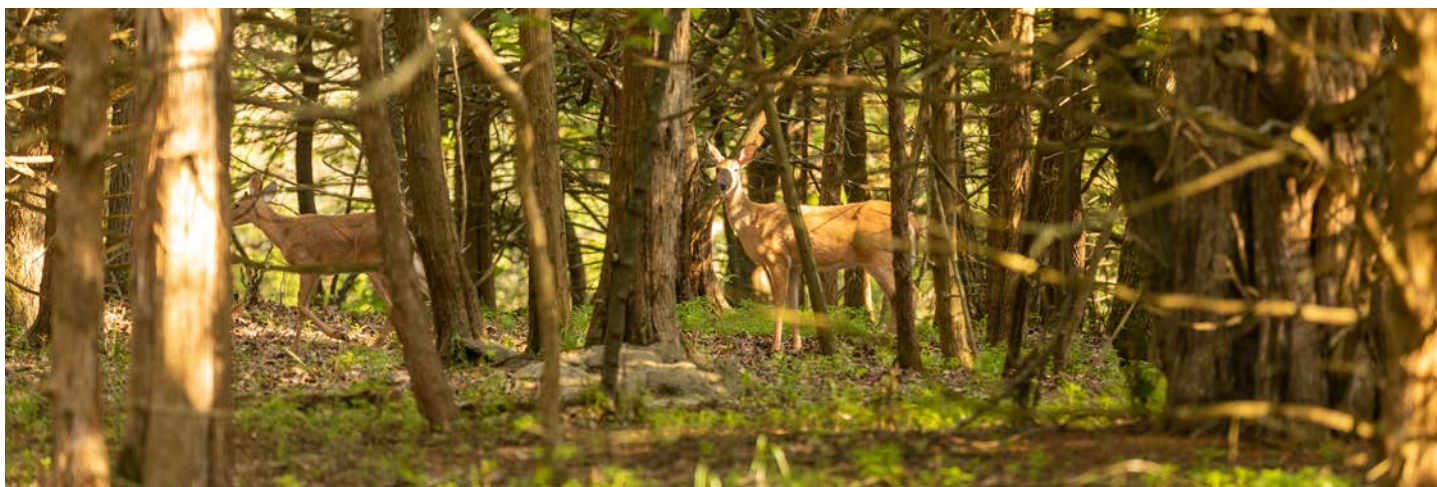
224 +/- ACRES



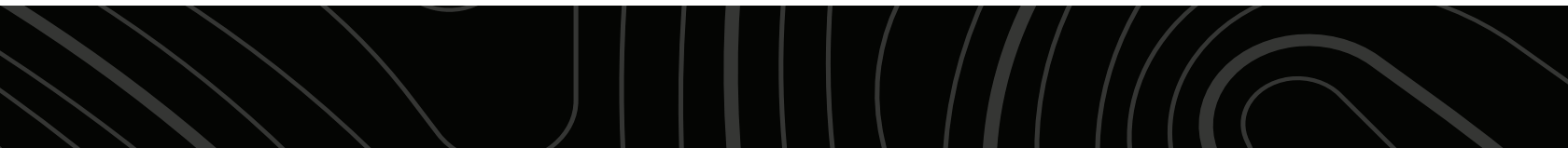
MANY POTENTIAL BUILD SITES



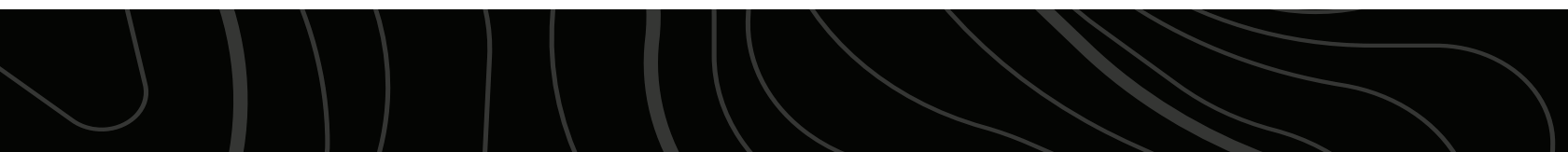
EXCELLENT DEER HISTORY



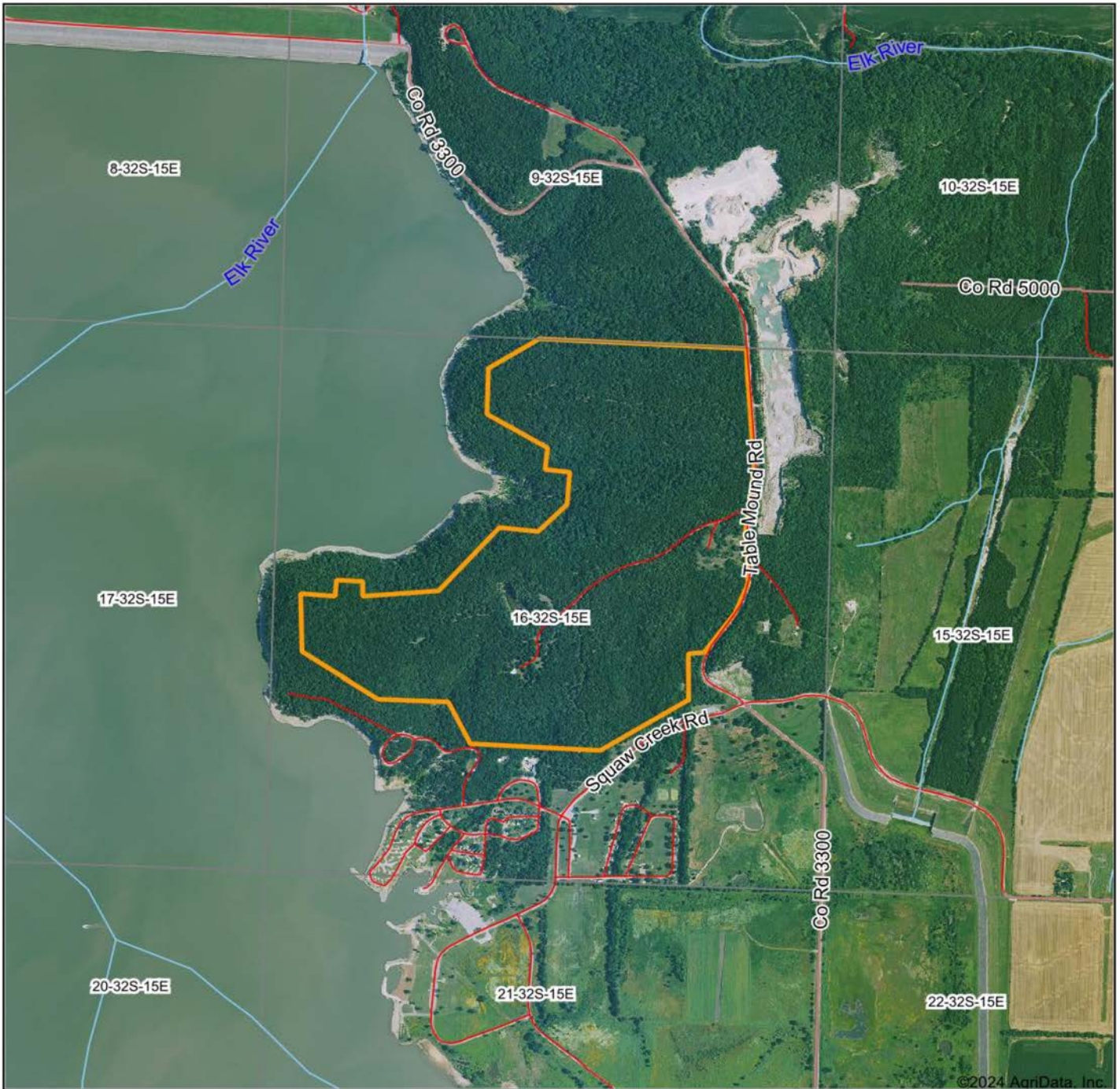
BUNK HOUSE



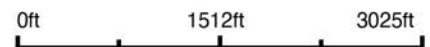
TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 37° 15' 49.65, -95° 46' 30.7

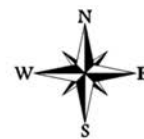


Maps Provided By:



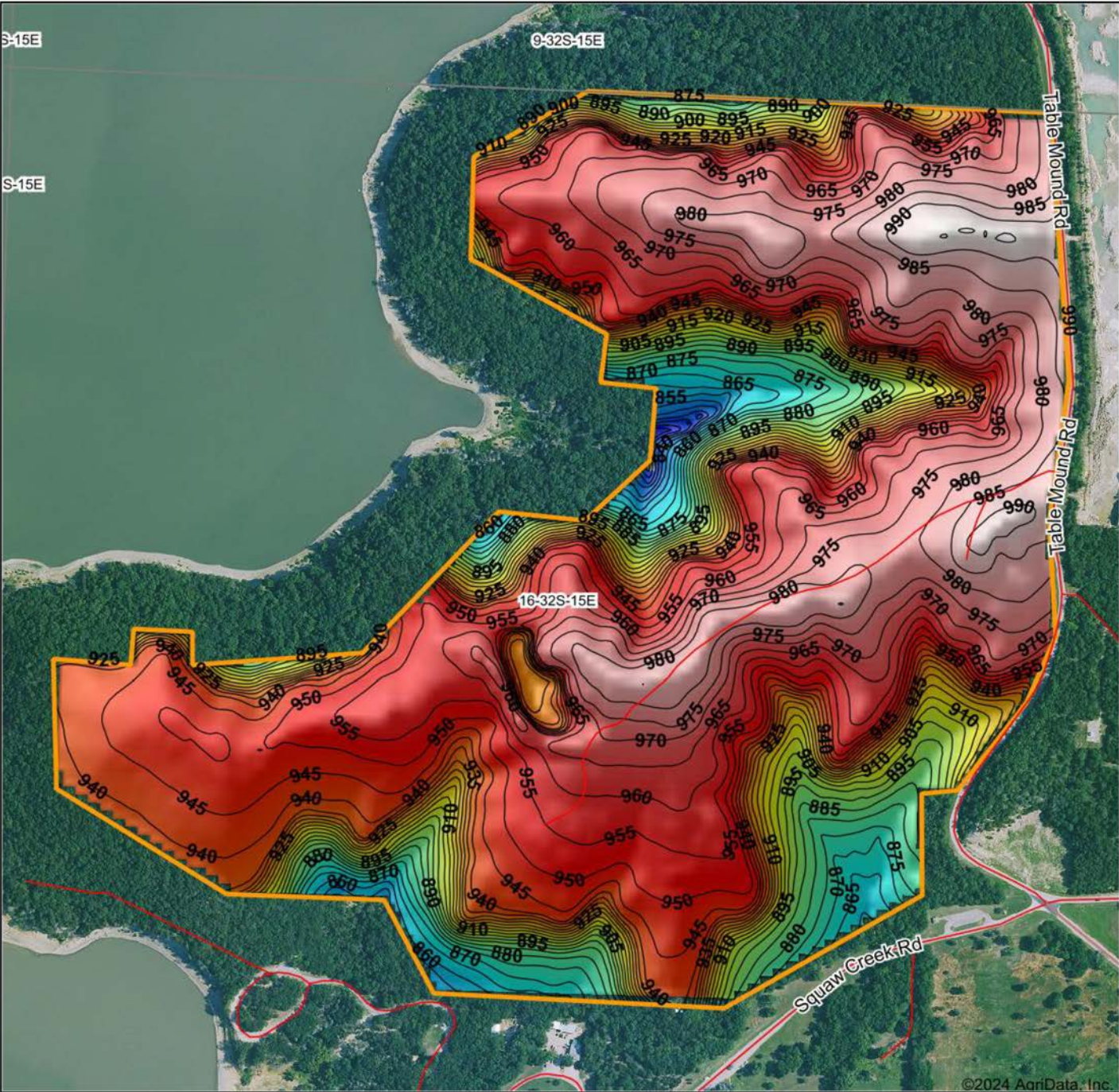
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16-32S-15E
Montgomery County
Kansas

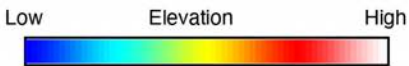


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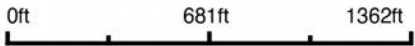
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 5
 Min: 814.4
 Max: 995.5
 Range: 181.1
 Average: 941.4
 Standard Deviation: 35.43 ft



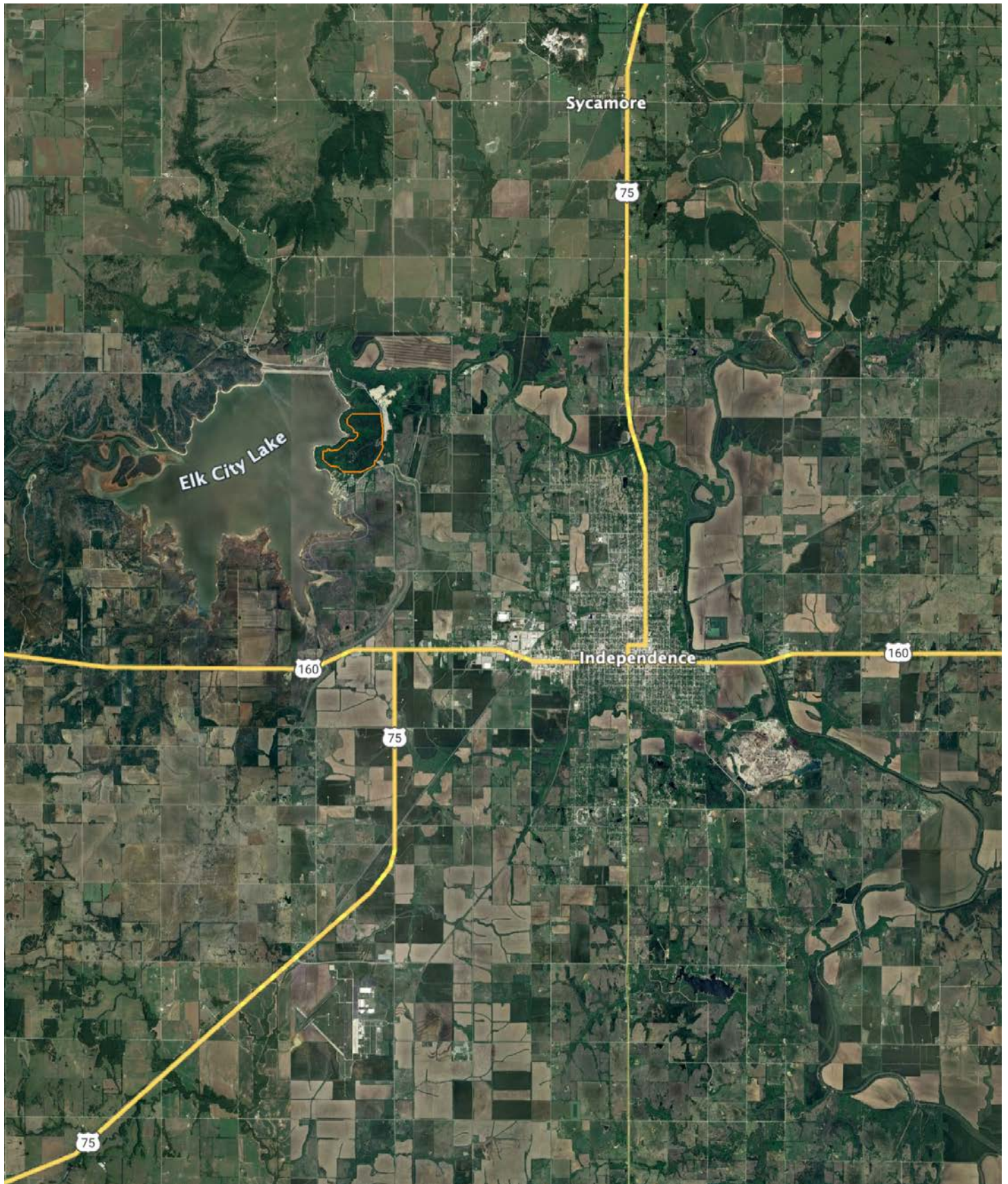
16-32S-15E
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3/26/2024
 Boundary Center: 37° 15' 49.65, -95° 46' 30.7

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 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



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