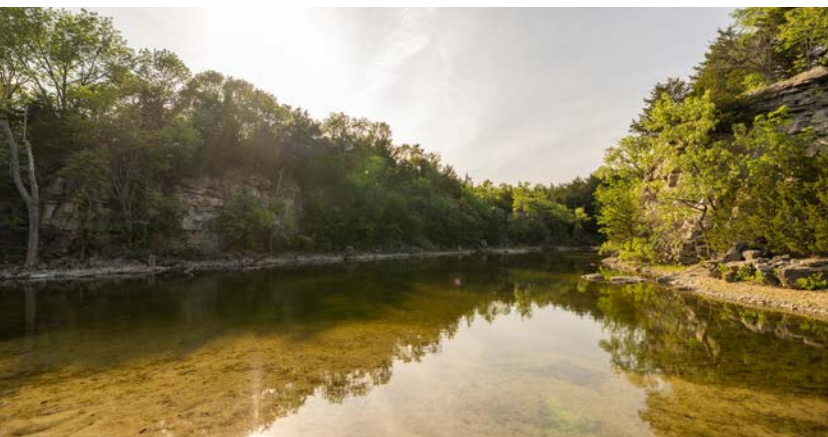
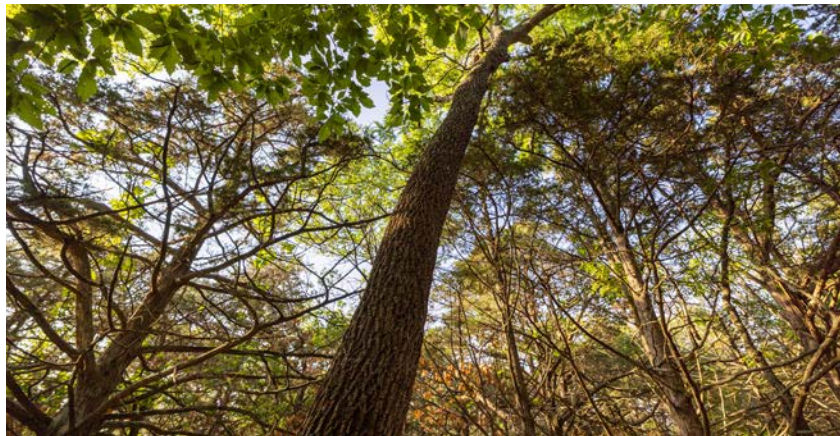


MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, KS

139 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE BLUFFS AT ELK CITY LAKE

Overlooking famous Elk City Lake in southeast Kansas is this stunning 139 +/- acre tract that's situated on the east side of the reservoir. This property will give its future owner stunning lake sunset views, excellent hunting in the fall, a private quarry pond, and the beginning of a nice cabin bungalow. The property sits up very well for the all-season outdoor enthusiast, from hunting your own property to hiking as it's right next to all the state-owned trails surrounding the lake, to camping or pulling the boat to the lake for a day of fishing. This tract is conveniently less than a mile from public boat ramps and all the fun that Elk City State Park has to offer. If it is a little of your own planned paradise you desire, this property sits up nicely as a large shelter area for many bucks in the area during the fall. The large expansive public areas around the lake drive many deer to this property's dense and secluded wooded 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

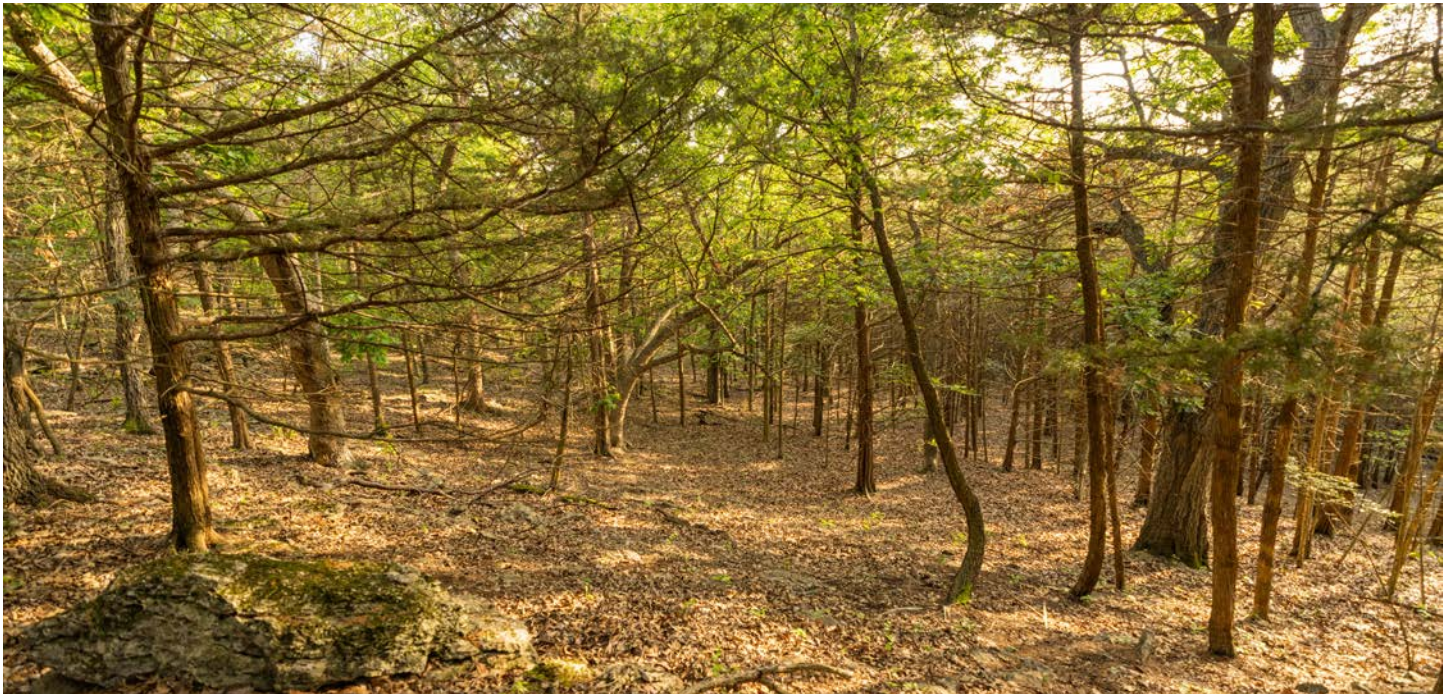
the season and hunters to hunt multiple wind locations. One trip to view this farm and you will see it sits up very well for multiple hunters as well as the potential to add food plots and other stand locations. The property has many travel corridors throughout, and the property has not been hunted in several years. The abandoned rock quarry stays full of freshwater year-round providing the farm with a great water source and playground in the summer. The farm is conveniently located near Independence, Kansas, and offers great places to eat, shop, and stay should you need to run to town. Farms of this caliber that offer build site potential, excellent deer hunting, quick access to public lakes, and paved road access just do not come around often. All the mineral rights are available to buyers for aggregate or oil & gas. The adjacent property to the east is available as well and in combination would make a phenomenal income-producing, whitetail-filled getaway. 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.



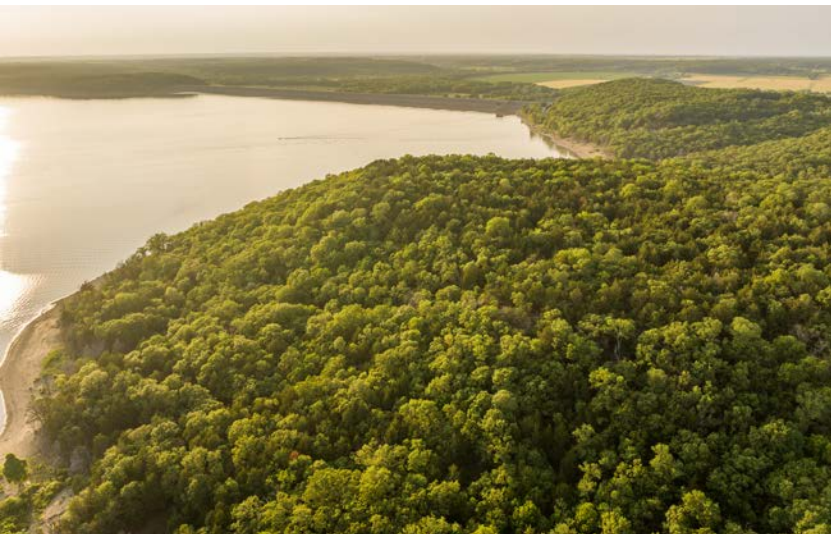
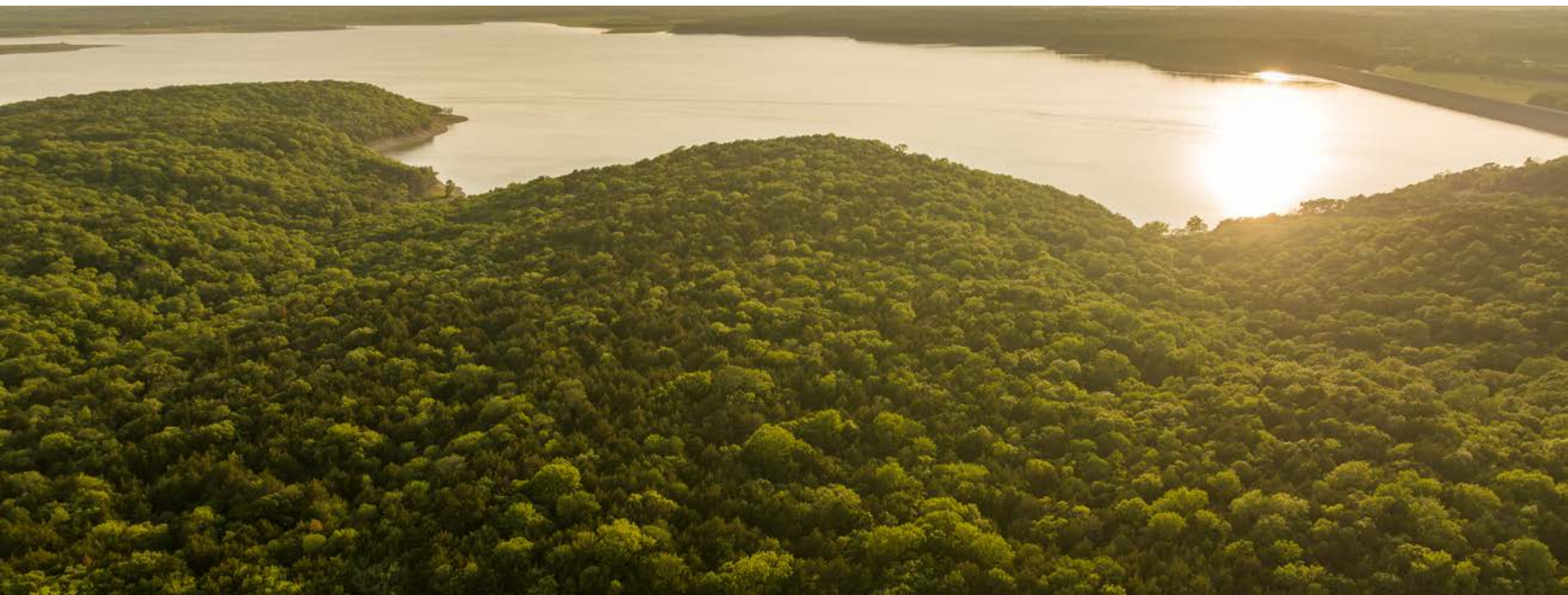
PROPERTY FEATURES

PRICE: **\$597,700** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **139**

- Excellent deer history
- Great topography change
- Multiple spots to hunt
- Bunk house
- Additional build site locations
- Many stand locations
- 6 miles to Independence, KS
- 42 miles to Bartlesville, OK
- 85 miles to Tulsa, OK
- 116 miles to Wichita, KS



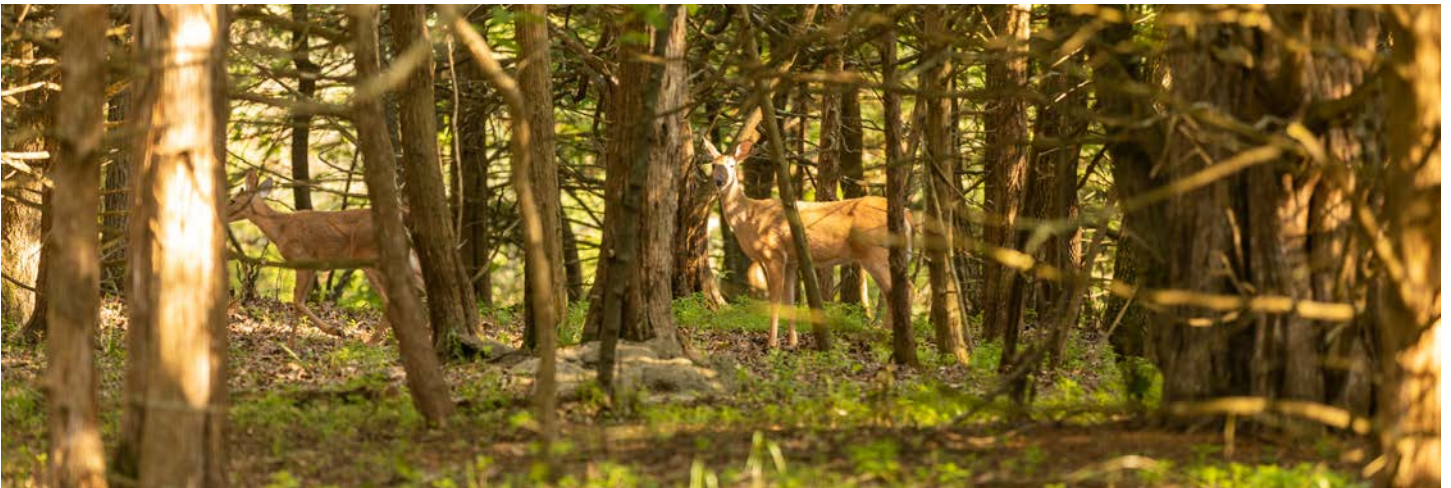
139 +/- ACRES



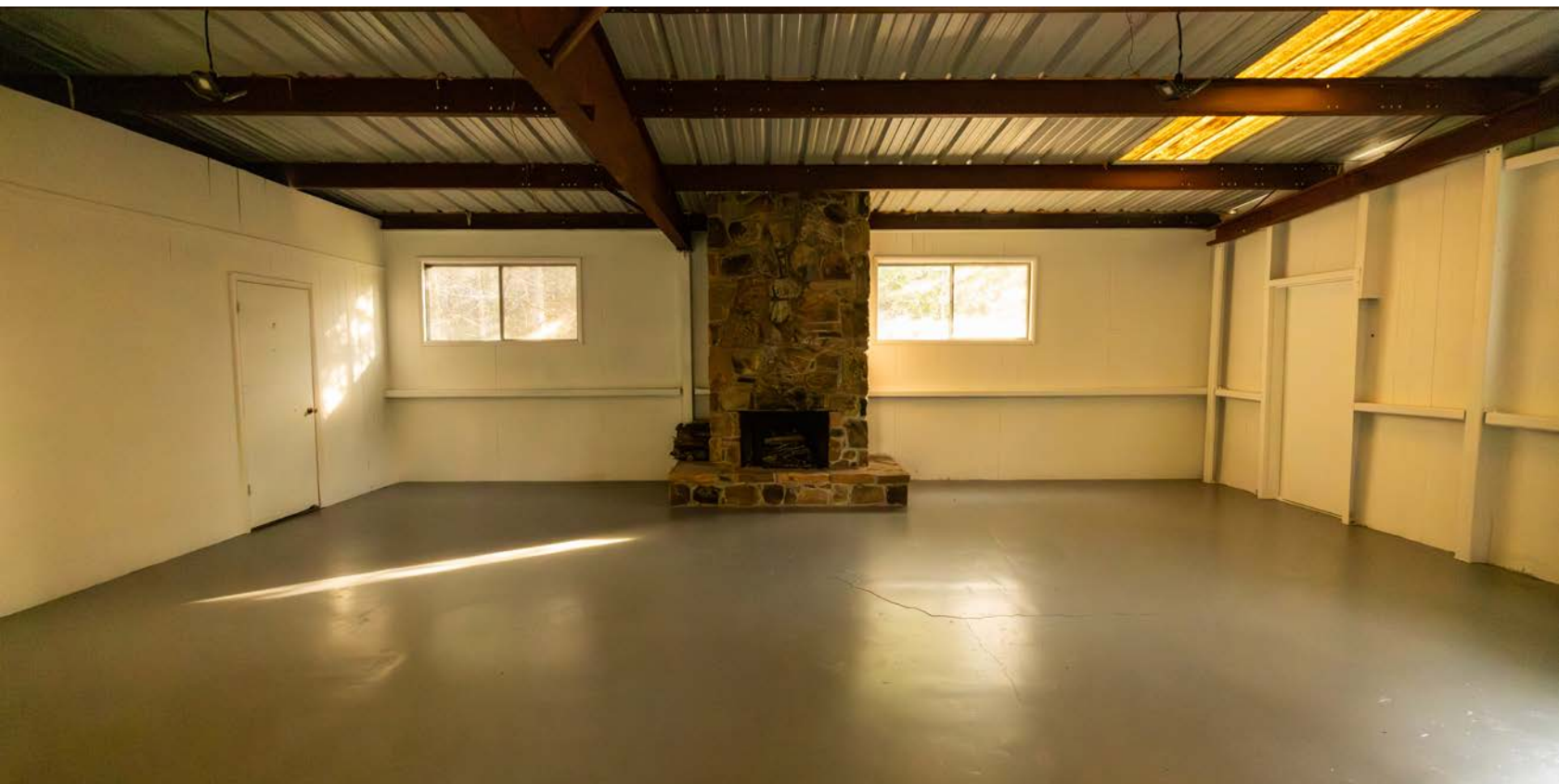
MANY POTENTIAL BUILD SITES



EXCELLENT DEER HISTORY



BUNK HOUSE



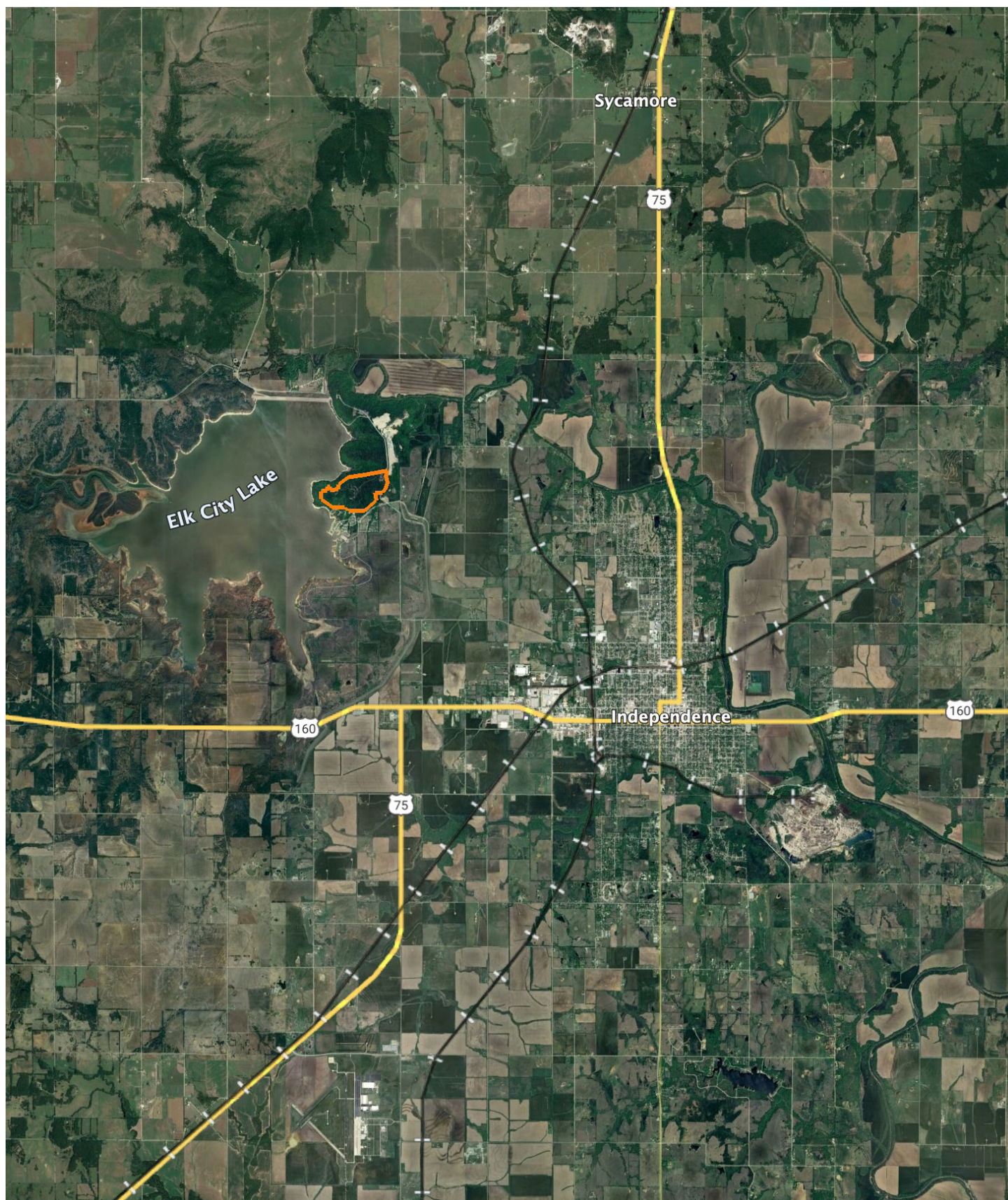
TRAIL CAM PICTURES



AERIAL MAP



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.



TYLER HEIL, LAND AGENT
620.869.7083
THeil@MidwestLandGroup.com



MidwestLandGroup.com

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