

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# MONTGOMERY COUNTY KANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 80 +/- BIG BUCK PRODUCING ACRES NEAR ELK CITY

Southeast Kansas has rightfully earned its reputation for being one of the best areas in the state to kill big, mature whitetails. The abundance of food, water, and bedding—paired with a general lack of people—provides the perfect recipe for growing record book deer, year after year. If you've been looking for your own slice of Kansas deer

hunting heaven, then look no further! Located just a few miles east of Elk City, this 80 +/- acre tract offers seclusion, prime bedding, abundant browse, multiple water sources, countless stand or blind locations, and neighboring crop fields. Pair all of that with a proven history of producing large whitetails and this property surely won't last long!



# PROPERTY FEATURES

PRICE: **\$310,000** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres
- Proven history of producing large whitetails
- Muddy tower blind included
- Boss Buck feeder included
- 2 ponds
- Wet weather creek
- Gated entrance
- Perimeter fencing
- Trail system provides good access throughout property
- 10 minutes from Elk City Lake
- 5 minutes from Elk City
- 20 minutes from Independence
- 2 hours from Wlchita
- 2.5 hours from Kansas City



80 +/- ACRES

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# TRAIL SYSTEM

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# TRAIL CAM PHOTOS

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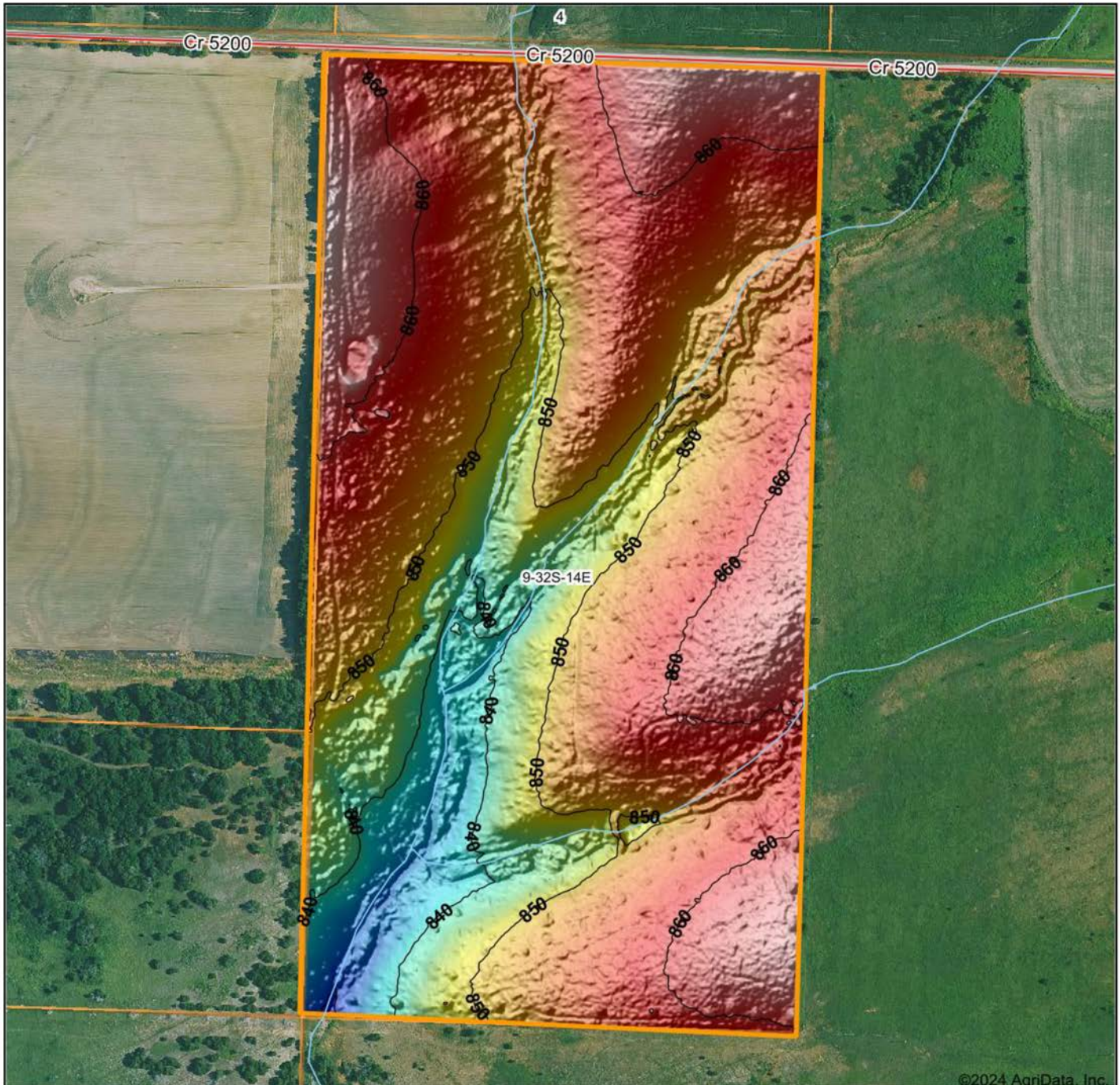


# BLIND AND FEEDER INCLUDED

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# HILLSHADE MAP



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Low Elevation High



Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 828.2  
Max: 868.6  
Range: 40.4  
Average: 853.2  
Standard Deviation: 7.71 ft

0ft 422ft 845ft



5/3/2024

**9-32S-14E**  
**Montgomery County**  
**Kansas**

Boundary Center: 37° 16' 51.01, -95° 52' 50.72

# TOPOGRAPHY MAP



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10.0  
Min: 828.2  
Max: 868.6  
Range: 40.4  
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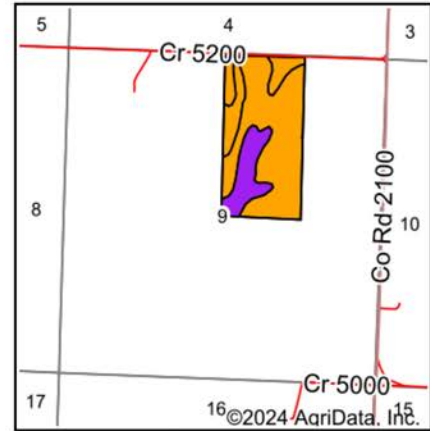
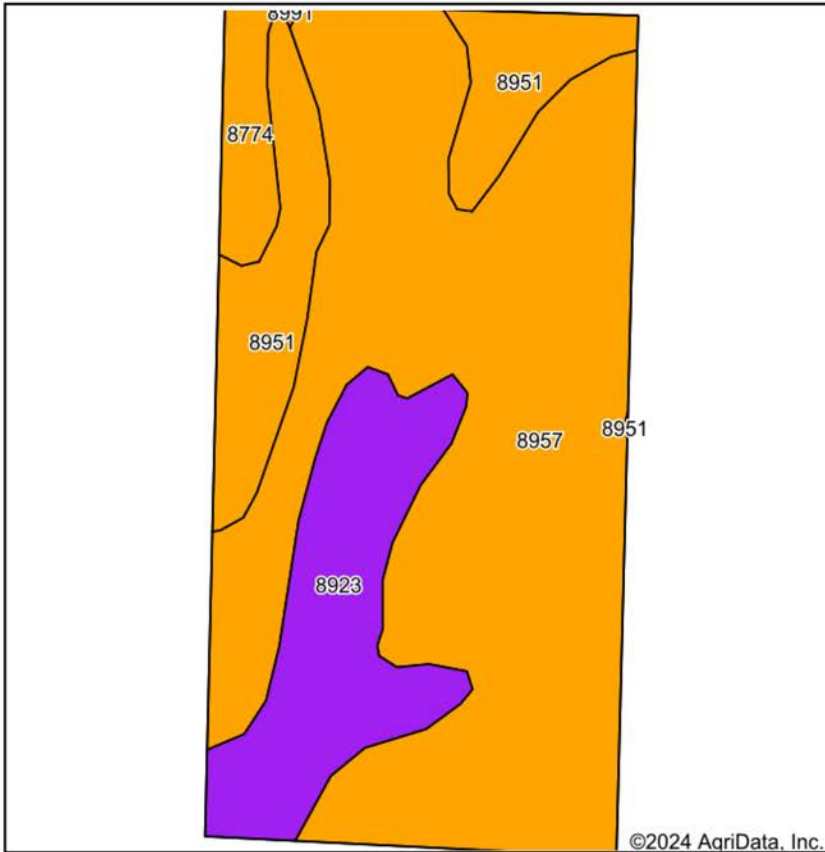
5/3/2024

**9-32S-14E**  
**Montgomery County**  
**Kansas**

Boundary Center: 37° 16' 51.01, -95° 52' 50.72



# SOIL MAP



State: **Kansas**  
 County: **Montgomery**  
 Location: **9-32S-14E**  
 Township: **Louisburg**  
 Acres: **80**  
 Date: **5/3/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: KS125, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	52.50	65.6%		2.5ft. (Lithic bedrock)	Ille	3549	41	40	39	32
8923	Talihina-Rock outcrop, shale complex, 12 to 50 percent slopes	13.22	16.5%		1.6ft. (Paralithic bedrock)	Vlls	2850	25	25	16	14
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	11.23	14.0%		2.5ft. (Lithic bedrock)	Ille	4968	52	51	51	43
8774	Kenoma silt loam, 0 to 1 percent slopes	2.99	3.7%		5.7ft. (Lithic bedrock)	Ille	4265	59	56	54	56
8991	Zaar silty clay, 1 to 3 percent slopes	0.06	0.1%		> 6.5ft.	Ille	4300	51	44	50	47
<b>Weighted Average</b>							<b>3.66</b>	<b>*n 40.6</b>	<b>*n 39.7</b>	<b>*n 37.5</b>	<b>*n 31.5</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP

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## AGENT CONTACT

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Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



**KYLE WILKINSON,** LAND AGENT

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**[MidwestLandGroup.com](http://MidwestLandGroup.com)**

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