

MIDWEST LAND GROUP PRESENTS

12.29 ACRES IN

MONTGOMERY COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SMALL PARCEL HUNTING CLOSE TO HOME!

Whether you're talking hunting or fishing, having a few "secret spots" is something countless sportsmen and women strive for. With that being said, this 12.29 +/- acres, located just on the edge of Independence, may well prove to be that very thing for some lucky hunter! This parcel packs a major punch by offering multiple

access points and plenty of security cover, bedding, and browse. Lastly, Rock Creek flows through the heart of this property offering a year-round water supply for the abundance of wildlife that call this place home. On the southern end of the property, you'll find a grassy/cleared section that would make a dynamite hidden food plot.



PROPERTY FEATURES

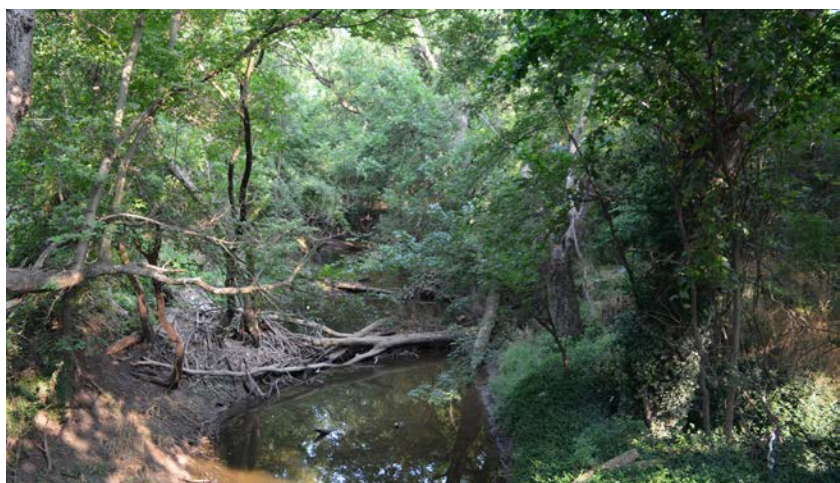
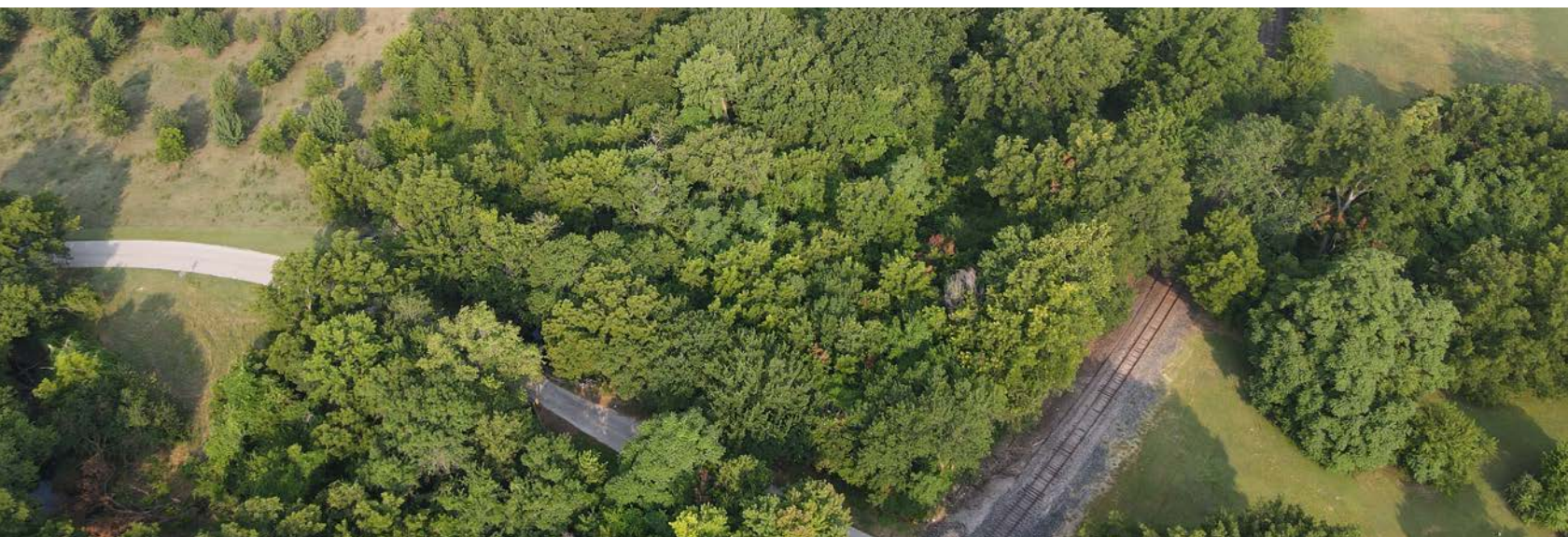
PRICE: **\$49,160** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **12.29**

- 12.29 acres of predominately timber
- Year-round water supply via Rock Creek
- Excellent bedding, security cover, and browse for deer
- Abundant game sign
- Mature timber offers a wide variety of tree stand sites
- Approximately 1 acre of grassy clearing would make an ideal hidden food plot
- Ideal rut-hunting farm
- Located on the edge of Independence
- 25 minutes from Coffeyville
- 35 minutes from Parsons



IDEAL RUT-HUNTING FARM

This parcel packs a major punch by offering multiple access points and plenty of security cover, bedding, and browse. Whether you're talking hunting or fishing, having a few "secret spots" is something countless sportsmen and women strive for.



EDGE OF INDEPENDENCE



MATURE TIMBER

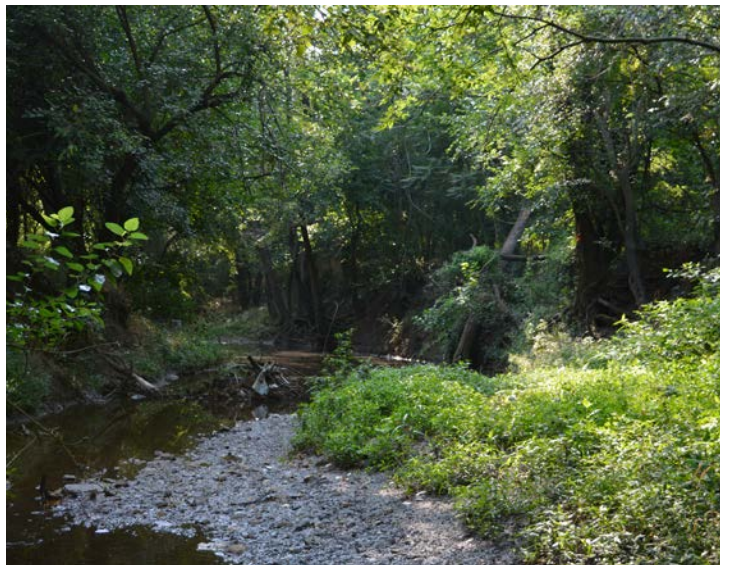


ROCK CREEK

Rock Creek flows through the heart of this property offering a year-round water supply for the abundance of wildlife that call this place home.



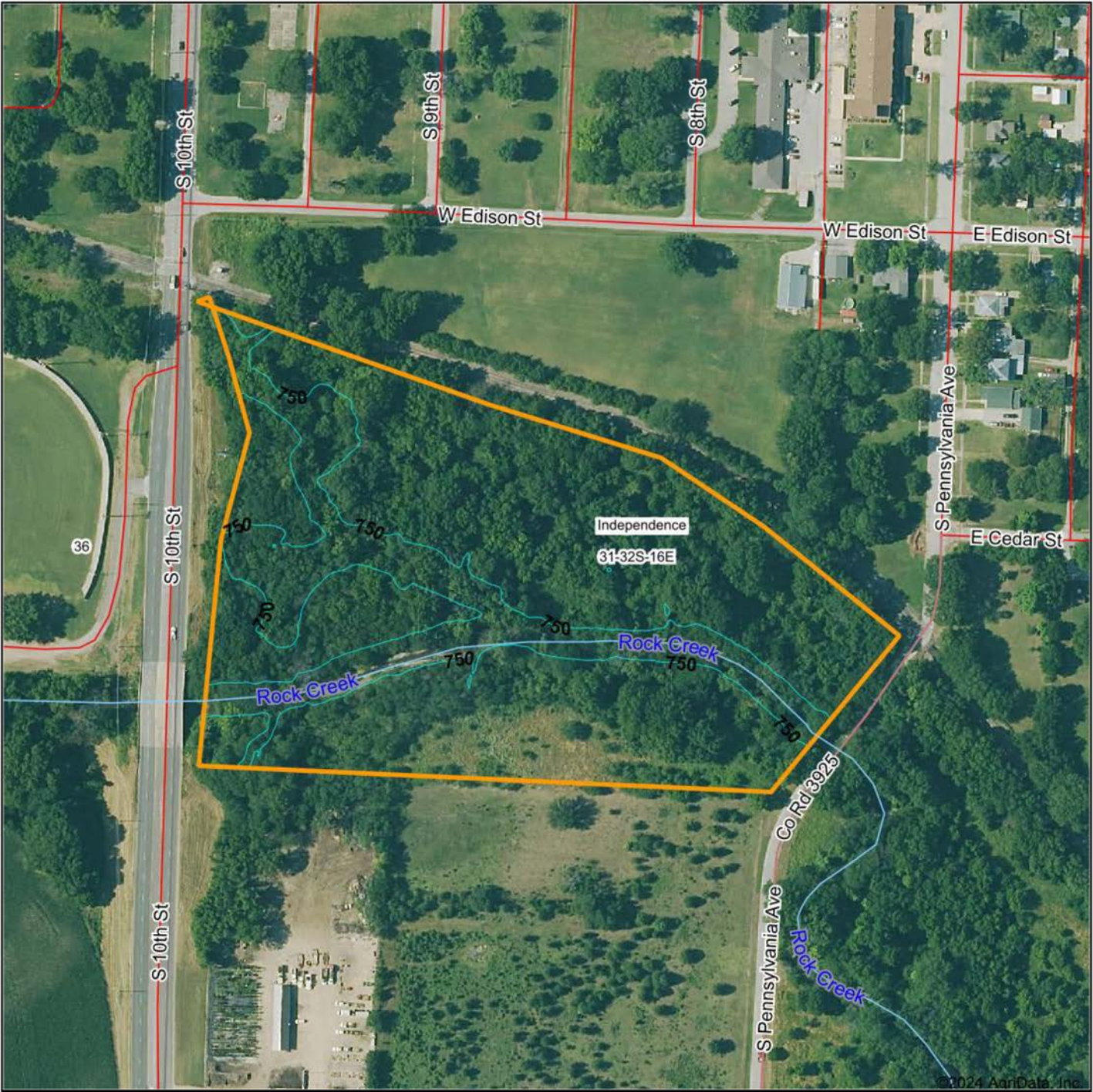
ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 741.1

Max: 761.5

Range: 20.4

Average: 751.8

Standard Deviation: 3.22 ft

0ft 242ft 484ft

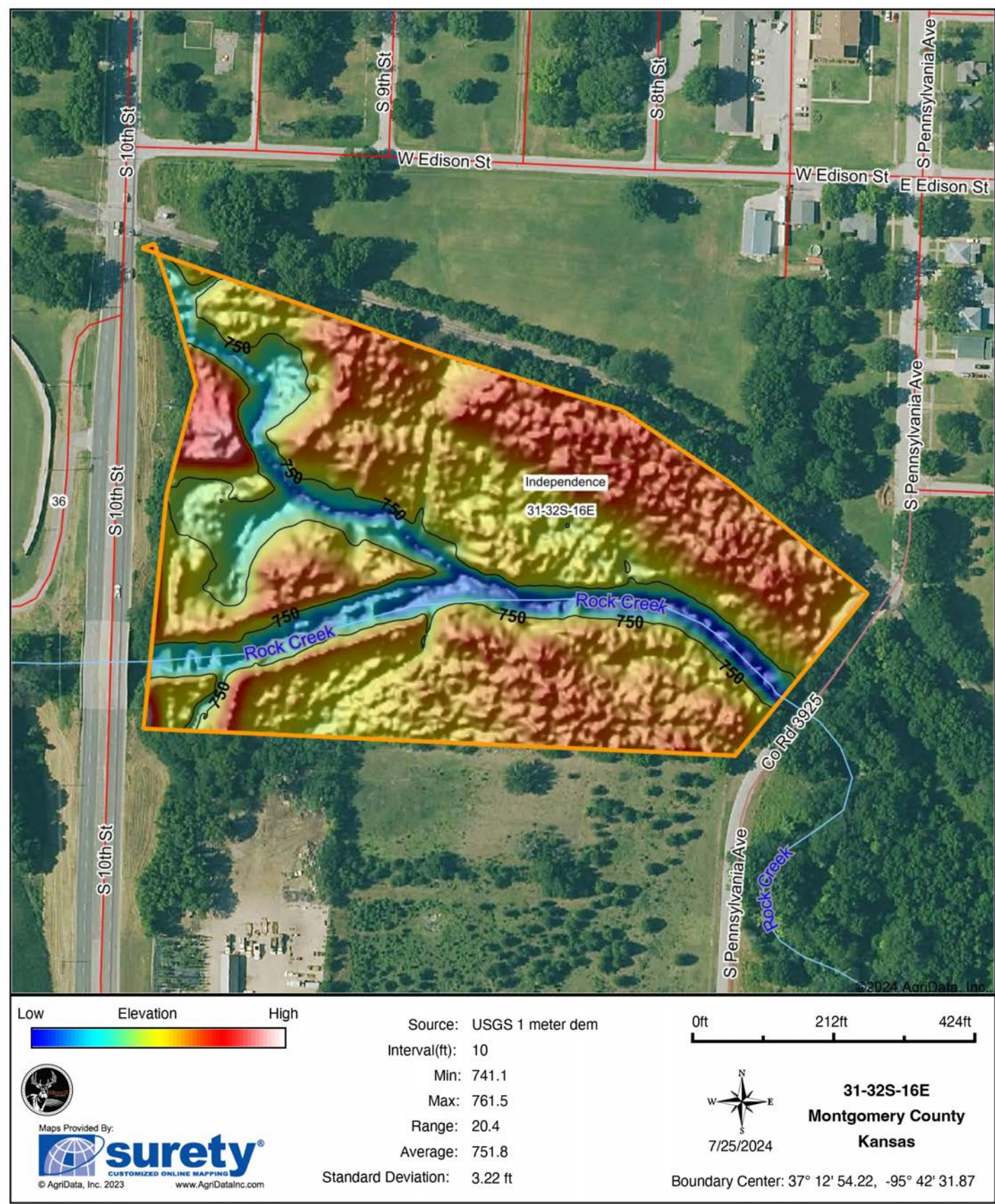


7/25/2024

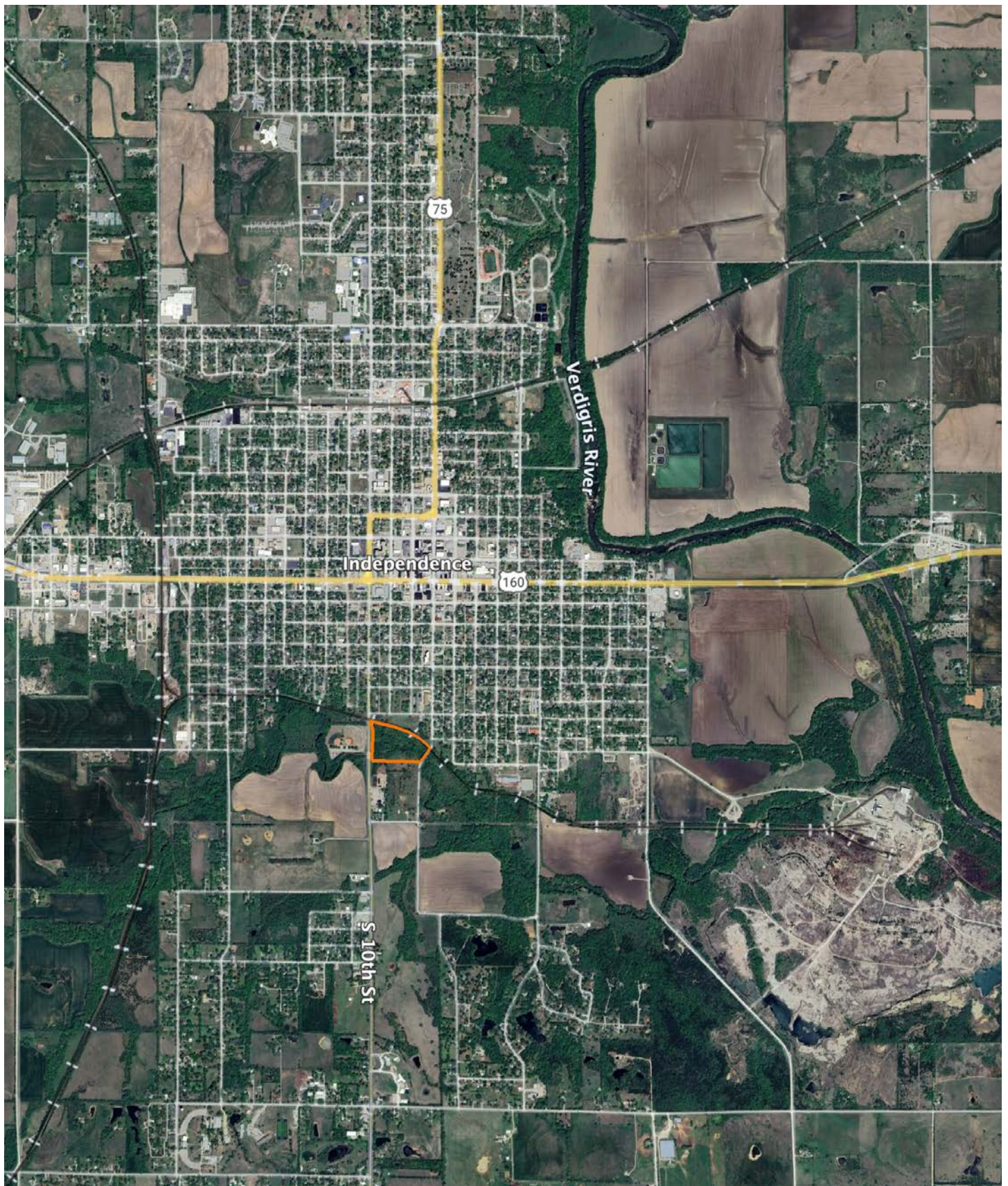
31-32S-16E
Montgomery County
Kansas

Boundary Center: 37° 12' 54.22, -95° 42' 31.87

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

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

620.371.8561

KWilkinson@MidwestLandGroup.com



MidwestLandGroup.com

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