



T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

275± Acre Southeast Kansas Hunting Property for Sale - Montgomery County

www.TrophyPA.com • (855) 573-5263 • leads@trophyPA.com



PROPERTY ADDRESS:
 5385 CR 6200
 Cherryvale, KS 67335

PRICE: \$742,500
ACRES: 275
COUNTY: Montgomery

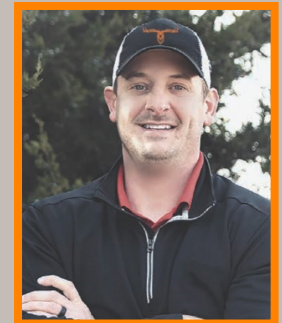
PROPERTY HIGHLIGHTS:

- 65± tillable acres with more if desired
- 8 active oil wells
- Possible build Site
- Electricity & County Water on-site
- 8 acre lake and several other ponds
- Multiple established food plots
- Heavy cover
- 4 – 12-foot box blinds
- 2 – 1,400-pound gravity feeders
- 1 – 750-pound gravity feeder
- 2 – portable deer blinds
- 3 – solar powered spin feeders
- 8 – Spartan text cams
- 1.5 hours from Tulsa
- 2 hours from Wichita, Kansas City & Springfield

PROPERTY DESCRIPTION:

This place is thicker than a bowl of oatmeal!! When you pull up to this property you will instantly get excited with the opportunity of what this property has to offer. The most coveted properties I always receive calls on are people wanting to find a "hunting" tract with "income". This property offers exactly that. There are 8 active oil wells on the property currently in production that will transfer 100% to the buyer. In addition to the oil income, the newly tillable ground has a large potential for income that is currently in a 1/3 2/3 split with the farmer. There is roughly 65 acres in production now with the possibility of more.

When walking through the timber and cover, you will rapidly see why this place holds large amounts of deer and turkey year-round. There are 3 calculated food plots in place that will allow for multiple stand locations and ambush sites for all wind directions. There is water throughout



PRESENTED BY:

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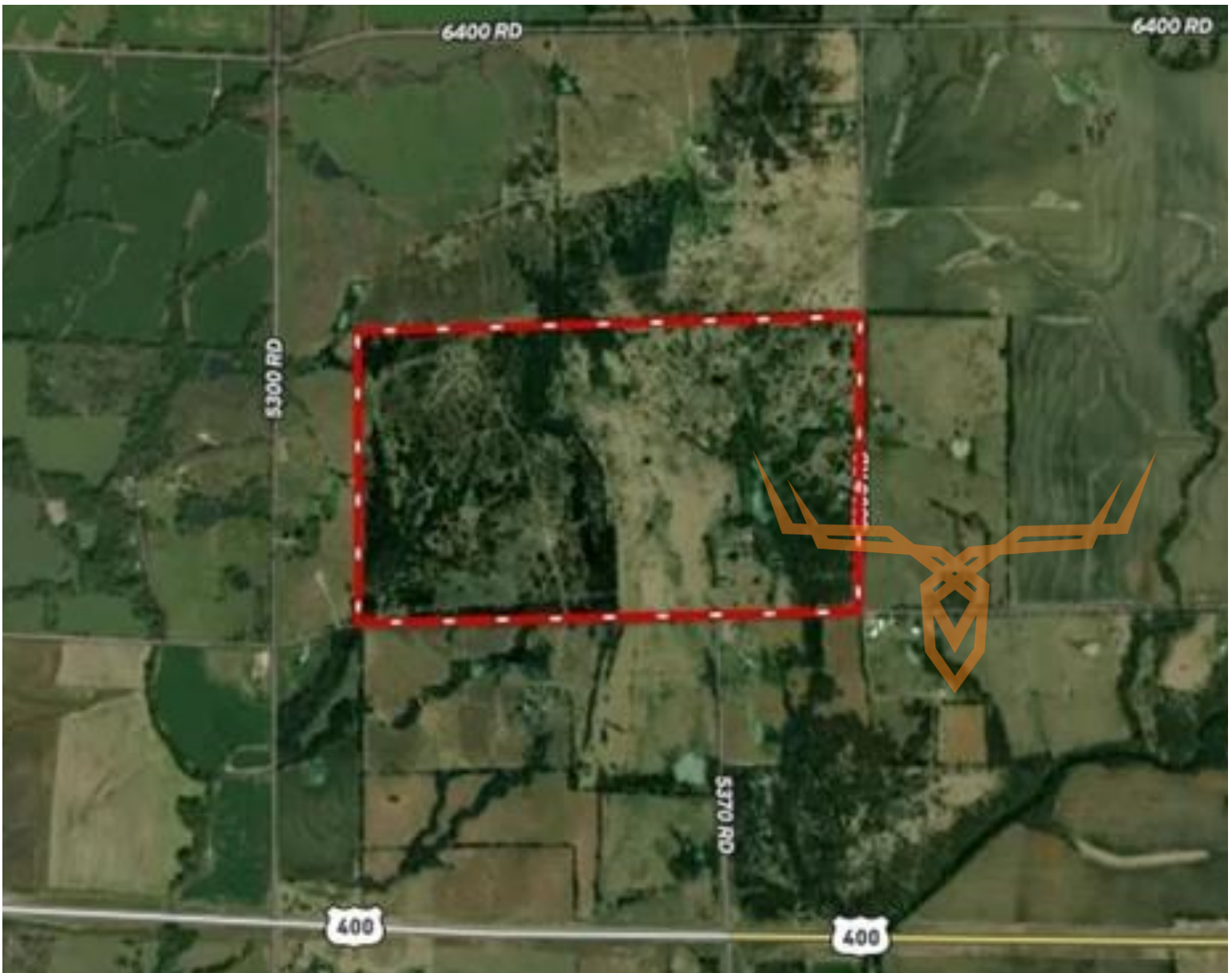
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the entire property in the way of an 8-acre lake and several other ponds that you can fish on that morning after busting a turkey coming through the food plot. The amount of wildlife that you can see on the trail camera pictures on this tract is truly impressive.

The property comes with 4 - 12-foot box blinds, 2 – 1,400-pound gravity feeders, 3 solar powered spin feeders, 1 - 750 pound gravity feeder, 2 – portable deer blinds & 8 spartan text cameras.

The amount of water coupled with cover and food that are on this 275 acres would make that large SE Kansas buck hard pressed to leave. This Southeast Kansas gem offers it all and is as turnkey as it gets.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals