

# 520± ACRES OF PREMIER HUNTING AND RECREATIONAL LAND

**FOR SALE - 1479 ROAD 8, HOWARD, KS 67349**

ELK RIVER - TWO WATERSHED LAKES - FISHING - DEER - TURKEY - QUAIL  
 WATERFOWL - ROLLING TERRAIN - HEAVY TIMBER - FLINT HILLS - PASTURE LAND  
 RIVER BOTTOM CROPLAND - SCENIC VIEWS - OLD FARMSTEAD - EASY ACCESS

**FOR SALE FOR THE FIRST TIME IN ALMOST 50 YEARS**



This land offering in Elk County, Kansas provides the next owner a one stop shop for all your hunting, fishing, and outdoor recreational needs. It is a diverse tract with the Elk River cutting across the property, Flint Hills pasture for grazing, and productive river bottom cropland for a great feeding source for wildlife. There is also heavy timber throughout the land that creates ideal cover for trophy Kansas deer and other wildlife. In addition to the other land amenities, there are two water shed lakes that provide approximately 19 acres of water for fishing and waterfowl hunting opportunities. Having your own lakes will provide you and your guests with endless fishing stories and memories for a lifetime. It is a unique buying opportunity to have a land offering with this much diversity and hunting amenities being offered on the open market. It is just a short drive from the major metro areas of Wichita, Topeka, Kansas City, Kansas and Tulsa, Oklahoma and will make the ideal hunting and recreational property for the next owner! Call today to schedule your private showing!!

**Price:** \$1,395,000

**2018 Taxes:** \$3,078.88

**Total Acres:** 520 +/- acres

Land Breakdown:

76 +/- acres of river bottom cropland

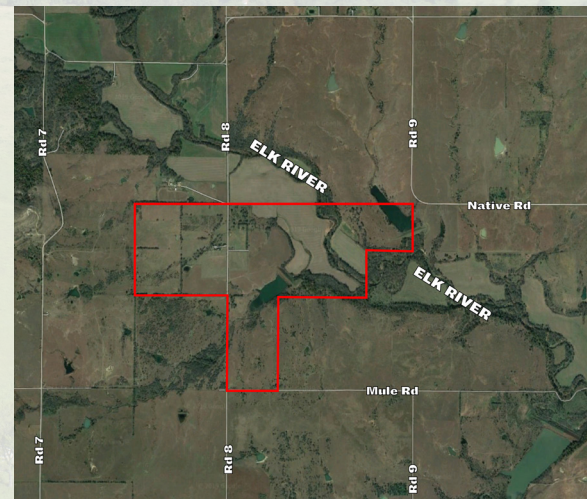
19 +/- acres of watershed lakes

425 +/- acres of Elk River, timber, and pasture

**Legal Description:** Long legal, contact agent. Located in Sections 26 & 27 – Township 29S – Range 9E.

**Farmstead and Outbuilding:** Property includes old farmstead and outbuildings.

**Mineral Rights:** Sellers mineral interest will transfer with the real estate.





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