

**14.509 Acres With 2 Ponds, Perfect Build Site**  
4519 CR 2800  
Coffeyville, KS 67337

**\$72,545**  
14.509± Acres  
Montgomery County



## 14.509 Acres With 2 Ponds, Perfect Build Site Coffeyville, KS / Montgomery County

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### **SUMMARY**

**Address**

4519 CR 2800

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

37.109196 / -95.654487

**Taxes (Annually)**

182

**Acreage**

14.509

**Price**

\$72,545

**Property Website**

<https://www.mossyoakproperties.com/property/14-509-acres-with-2-ponds-perfect-build-site-montgomery-kansas/30786/>



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### **PROPERTY DESCRIPTION**

Looking for a build site or homestead with plenty of acreage? This 14.509-acre property in Montgomery County, KS, is just what you're looking for! The land is mostly open with some wooded areas - perfect for building your dream home or cabin in the woods. There are also several good spots for hunting.

The double green gate will let you in from the road and lead you right to the heart of this property. You'll notice the pond almost right away, right after you spot the towering pecan trees by the road shading the area behind the pond. There is another pond in the back that is perfect for wildlife and cattle to stop in and get a drink. Add fencing on the boundary lines and this could easily hold livestock.

Scattered trees allow you to find several different hunting spots. A lot of these trees are big mature pecan trees. The grass and rolling terrain are ideal for hiding whitetail deer and there are sure to be plenty to hunt if you choose to do so. The two ponds also provide some recreation value whether that's fishing or just skipping rocks.

Utilities are close and electricity is already running across the property. This build site is the perfect spot to build your homestead. With two ponds, ample trees, and grassy rolling terrain, it has everything you need to get started. So if you're looking for a beautiful piece of land to call your own, this is it.

- 14.509 acres of land in Montgomery County, KS
- Mostly open with some wooded areas - perfect for building your dream home or cabin in the woods
- Several good spots for hunting
- Double green gate lets you in from the road
- Pond by the road and another pond in the back
- Towering Pecan Trees by the Road
- Coffeyville School District



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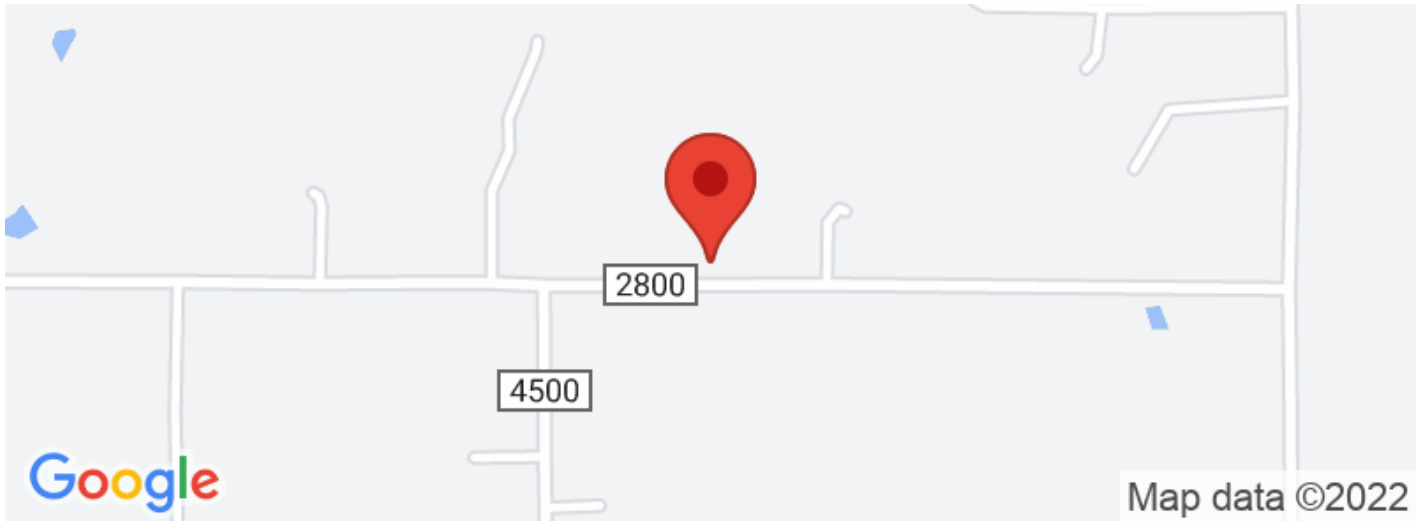
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## Locator Maps





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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



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1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**