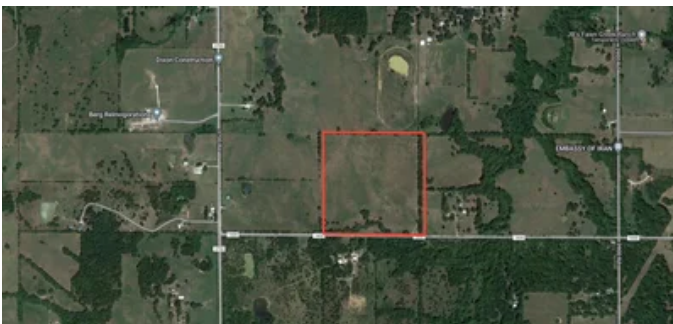


**Beautiful 40 Acre Potential Home Land!**  
0000 CR 1600  
Coffeyville, KS 67337

**\$179,900**  
40± Acres  
Montgomery County





## Beautiful 40 Acre Potential Home Land! Coffeyville, KS / Montgomery County

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### **SUMMARY**

**Address**

0000 CR 1600

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Farms, Recreational Land, Residential Property,  
Ranches

**Latitude / Longitude**

37.0209056 / -95.5895104

**Acreage**

40

**Price**

\$179,900

**Property Website**

<https://www.mossyoakproperties.com/property/beautiful-40-acre-potential-home-land-montgomery-kansas/29966/>



## Beautiful 40 Acre Potential Home Land! Coffeyville, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

Looking for a spot to possibly build or just a weekend spot to raise a few animals? Located west of Coffeyville Kansas or just south of Dearing Kansas sits this beautiful 40 +/- acre farm! This currently is home to a few cattle and produces its own hay crop every year. Boundary fencing is in pretty good shape. With a couple wet weather streams lined with trees along and around them , it gives shade area for livestock. As you pull up to the gate you'll notice the terraces in the pasture to help control run off. The hilltop view is pretty darn nice. With the elevation change it gives you multiple locations to build that pond with a dock you've been waiting for! The thick hedge row on the east side of the property gives ample morning shade and is sure to be home to lots of small game. With the thick cover on the south side of the road, don't be surprised to see a deer roaming out and about on this pasture. Being 10 minutes from town, it still gives you a great country view and feeling! Tulsa is only an hour and a half south! Give me a call! Lets take a look . [620-330-7522](tel:620-330-7522)

Jamie Reister

[620-330-7522](tel:620-330-7522)

\*Country Living

\*Small Game

\*Cattle Area

\*Shade Areas

\*Small Stream

\*Elevation Change

\*Hour And A Half From Tulsa



**Beautiful 40 Acre Potential Home Land!**  
**Coffeyville, KS / Montgomery County**

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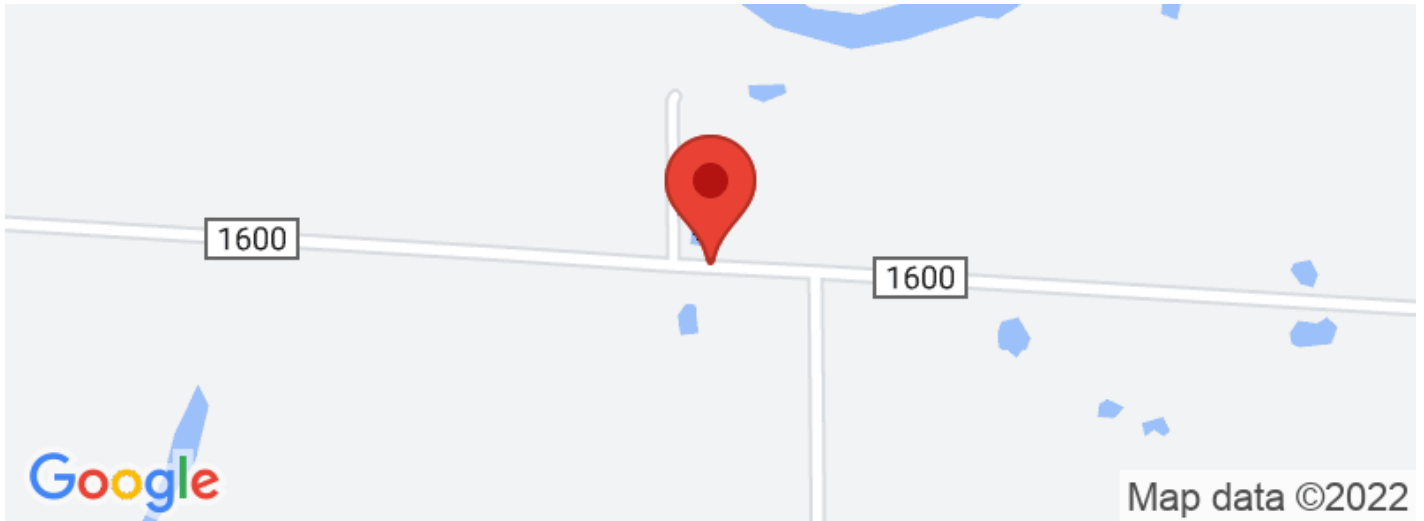




Beautiful 40 Acre Potential Home Land!  
Coffeyville, KS / Montgomery County

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## Locator Maps



Beautiful 40 Acre Potential Home Land!  
Coffeyville, KS / Montgomery County

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## Aerial Maps



**Beautiful 40 Acre Potential Home Land!**  
**Coffeyville, KS / Montgomery County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jamie Reister

**Mobile**

(620) 330-7522

**Email**

jreister@mossyoakproperties.com

**Address**

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**