

**Small Acreage With A Lot To Offer!**

5576 CR 2400

Coffeyville, KS 67337

**\$300,000**

16.640± Acres

Montgomery County



**Small Acreage With A Lot To Offer!  
Coffeyville, KS / Montgomery County**

---

**SUMMARY**

**Address**

5576 CR 2400

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Farms, Residential Property, Recreational Land

**Latitude / Longitude**

37.0798722 / -95.6530248

**Dwelling Square Feet**

1456

**Bedrooms / Bathrooms**

3 / 1.5

**Acreage**

16.640

**Price**

\$300,000

**Property Website**

<https://www.mossyoakproperties.com/property/small-acreage-with-a-lot-to-offer-montgomery-kansas/24286/>



## Small Acreage With A Lot To Offer! Coffeyville, KS / Montgomery County

---

### PROPERTY DESCRIPTION

Looking for a small acreage farm not far from town? Located just 6 miles from Coffeyville, Kansas sits this 3 bed, 1.5 bath beautiful home on 17 +/- acres. In addition to the home there are several barns and outbuildings. The farmhouse has had many recent updates and improvements and is awaiting your finishing touches! If you are worried about needing outbuildings, how about a shop/garage combo to start with that measures 24' by 80' and has partial concrete floors? The garage is a two car detached with 1 large door with the shop area attached to that. In addition to that, a 20' by 30' barn with a slab floor also sits on the property as well as a feed room that is 20' by 30'. Fencing on the property is in average condition and the cross fencing makes it handy to handle livestock. If you are needing more buildings to store hay in, or equipment, or just shade and shelter for animals, the 45' by 50' pole barn is sure to give you some great ideas. Needing a spot to store feed shouldn't be a problem with the small grain bin in the yard. Big Hill Lake sits 15 or so miles from your driveway and Elk City Lake is 20 or so miles away. Both lakes offer excellent fishing and hunting opportunities not far from home. Horse riding trails are available at Big Hill while Elk City offers a great hiking area. Being 2 hours from Tulsa or Joplin and only 2.5 hours from Wichita makes it a great spot! Small farms that are set up and ready to go are hard to come by. Give me a call for your private tour!

Jamie Reister

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

\*3 bed, 1.5 bath

\*17+/- Acres

\*Fenced

\*Haybarn

\*Grain bin

\*Shop

\*Garage

\*Location



**Small Acreage With A Lot To Offer!  
Coffeyville, KS / Montgomery County**

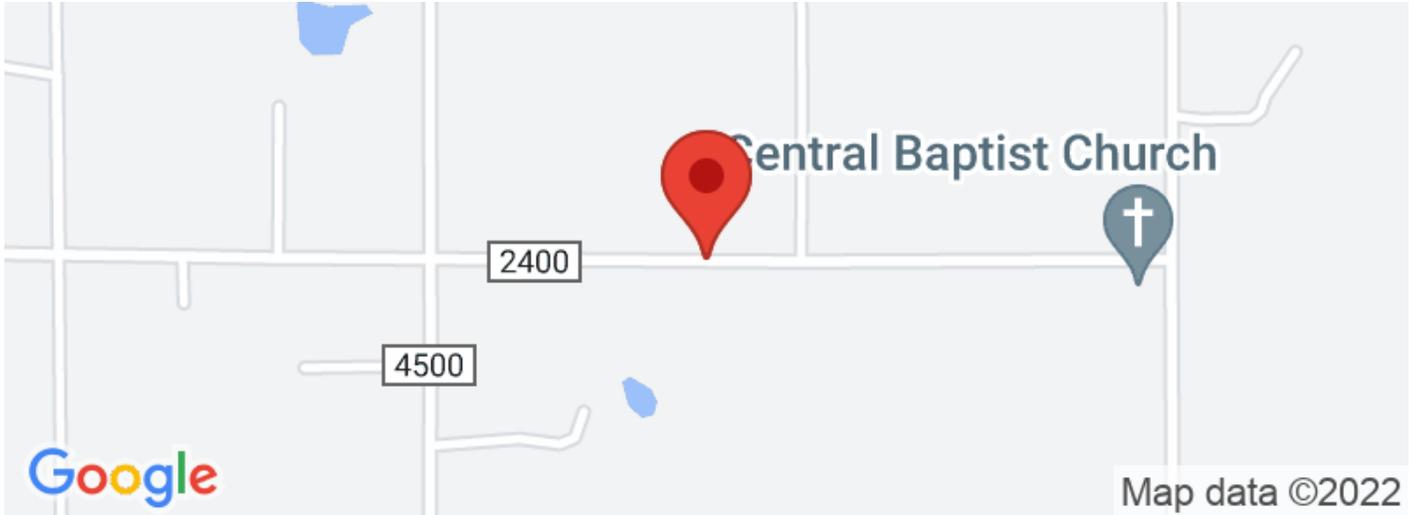
---



Small Acreage With A Lot To Offer!  
Coffeyville, KS / Montgomery County

---

## Locator Maps



Small Acreage With A Lot To Offer!  
Coffeyville, KS / Montgomery County

---

## Aerial Maps



**Small Acreage With A Lot To Offer!  
Coffeyville, KS / Montgomery County**

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jamie Reister

**Mobile**

(620) 330-7522

**Email**

[jreister@mossyoakproperties.com](mailto:jreister@mossyoakproperties.com)

**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS 66757

---

**NOTES**

---

---

---

---

---

---

---

---



**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



## **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.



---

**Mossy Oak Properties of the Heartland**  
155-D East Fantinel Drive  
Springdale, AR 72762  
(479) 527-0326  
MossyOakProperties.com

---

