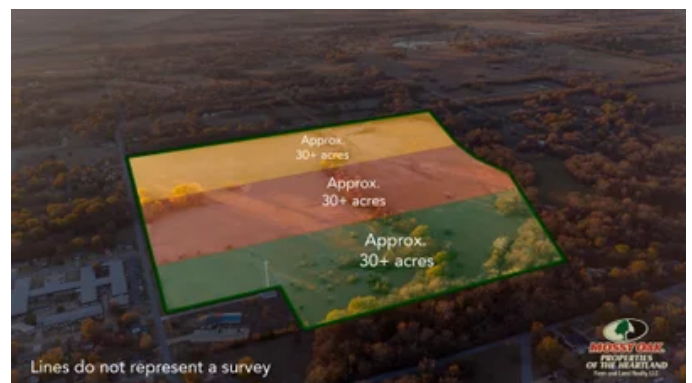
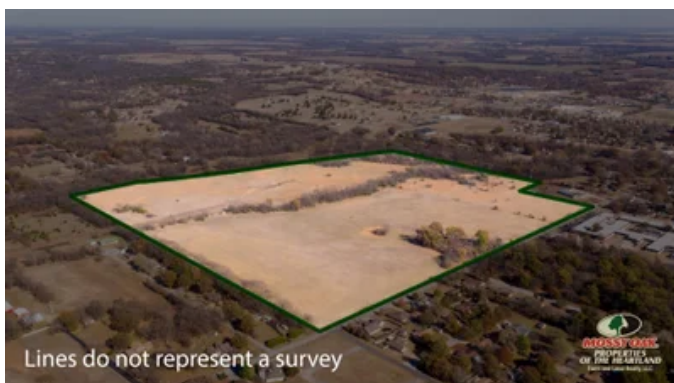
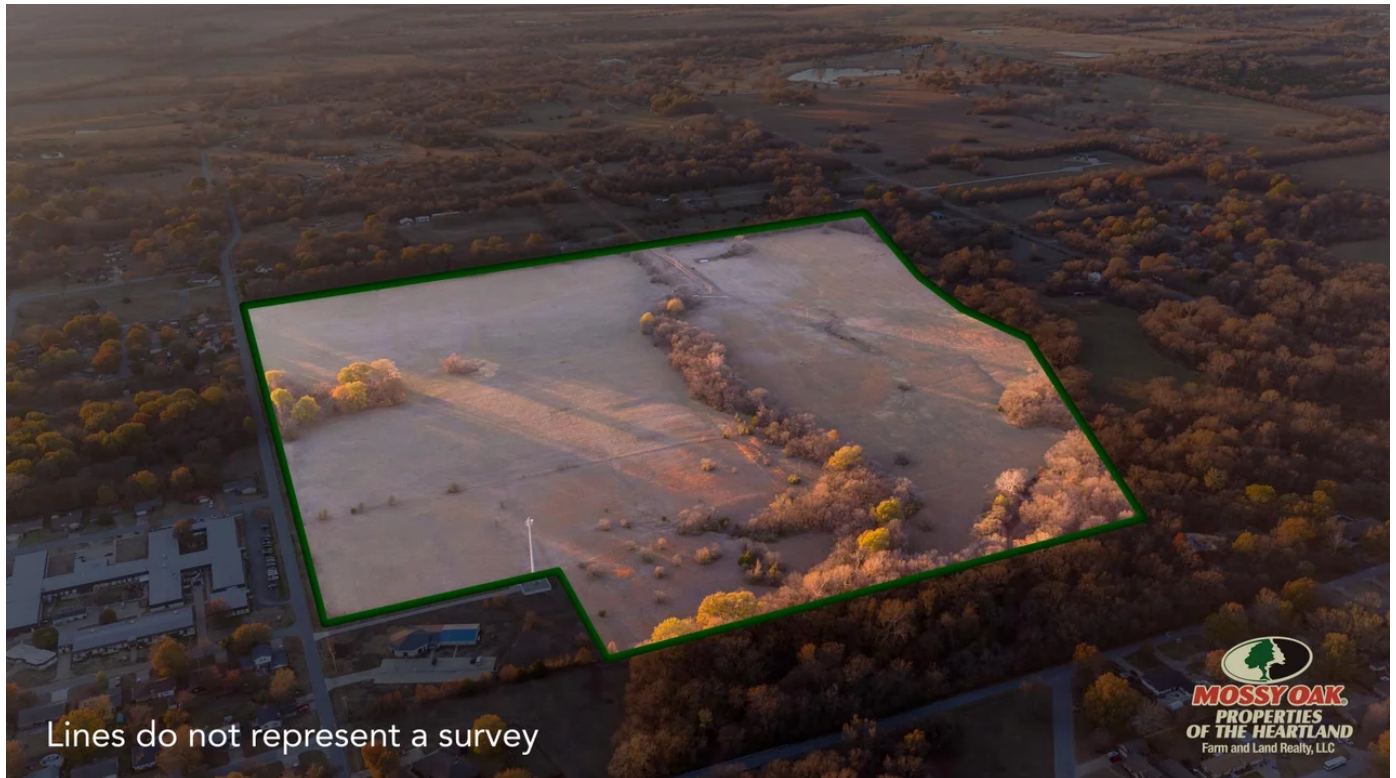


Premier Building and Development Area  
0000 W. 1st  
Coffeyville, KS 67337

**\$600,000**  
100± Acres  
Montgomery County



## Premier Building and Development Area Coffeyville, KS / Montgomery County

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### **SUMMARY**

**Address**

0000 W. 1st

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Farms, Ranches, Residential Property,  
Recreational Land, Hunting Land, Commercial

**Latitude / Longitude**

37.0434763 / -95.6452531

**Acreage**

100

**Price**

\$600,000

**Property Website**

<https://www.mossyoakproperties.com/property/premier-building-and-development-area-montgomery-kansas/34779/>



## Premier Building and Development Area Coffeyville, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

When your community needs expansion what's the first thing that comes to mind? My thoughts would be location! This newly offered 100 +/- acre farm sits exactly in a prime location on the northwest corner of Coffeyville, Kansas. Looking around the outer edges of the town there's not a lot of development areas left this close to town. Talking with county and community leaders in the area there are some incentives available to possibly help assist in whatever your dreams chase on this farm! The entire south edge of the property sits along black top frontage giving way to multiple access points. This property sits just a few short minutes from all the town has to offer. Coffeyville Regional Medical Center is approximately 5 minutes away along with the Hillcrest Golf Course. Coffeyville Resources is east of this location 15 minutes away. Not much further out is the Coffeyville Industrial Park and Airport. Just down the road is the Community Elementary School. With that being said the High School and the Community College is only 10 minutes away. The Coffeyville Country Club is 5 minutes away just to add to the greatness of this location. As you can see this is an ideal place for possible commercial or residential development. This farm sits just on the county/city boundary being on the county side of it. Montgomery county itself has had a lot of growth with more on the way it seems. The contour of the land and minimal elevation change gives this an easier area for maybe site plans and dirt work. If 100+/- acres is a little more than you need, this may be broken up into 2-50 acre parcels or 3-33 acre parcels. These breakups of the land will divide running north/south. Coffeyville is needing to expand! This farm has so much to offer. . Give me a call and lets take a tour!

Jamie Reister

[6203307522](tel:6203307522)

\*Blacktop Frontage

\*Minimal Elevation Change

\*Close to Schools

\*Close to 2 Golf Courses

\*Hour 15 minutes to Tulsa

\*Dividable Farm



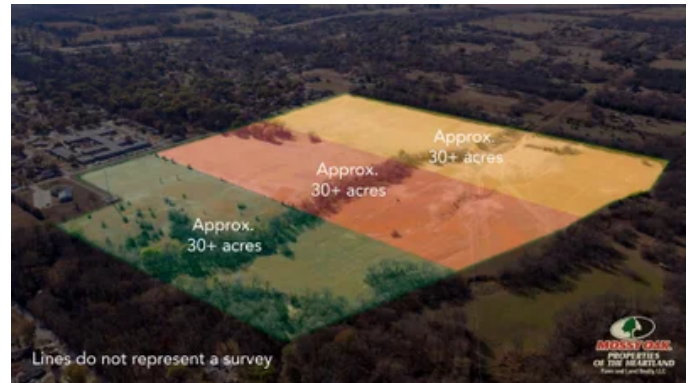
\*Close to Hospital

\*Possible Incentives to Build



## Premier Building and Development Area Coffeyville, KS / Montgomery County

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## Locator Maps





## Aerial Maps



**Premier Building and Development Area  
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

[illegible]

## **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**