

Acreage Near Coffeyville
County Rd 5300
Coffeyville, KS 67337

\$100,000
22.910± Acres
Montgomery County



Acreage Near Coffeyville

Coffeyville, KS / Montgomery County

SUMMARY

Address

County Rd 5300

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

37.0217 / -95.5796

Acreage

22.910

Price

\$100,000

Property Website

<https://arrowheadlandcompany.com/property/acreage-near-coffeyville-montgomery-kansas/46950/>



Acreage Near Coffeyville

Coffeyville, KS / Montgomery County

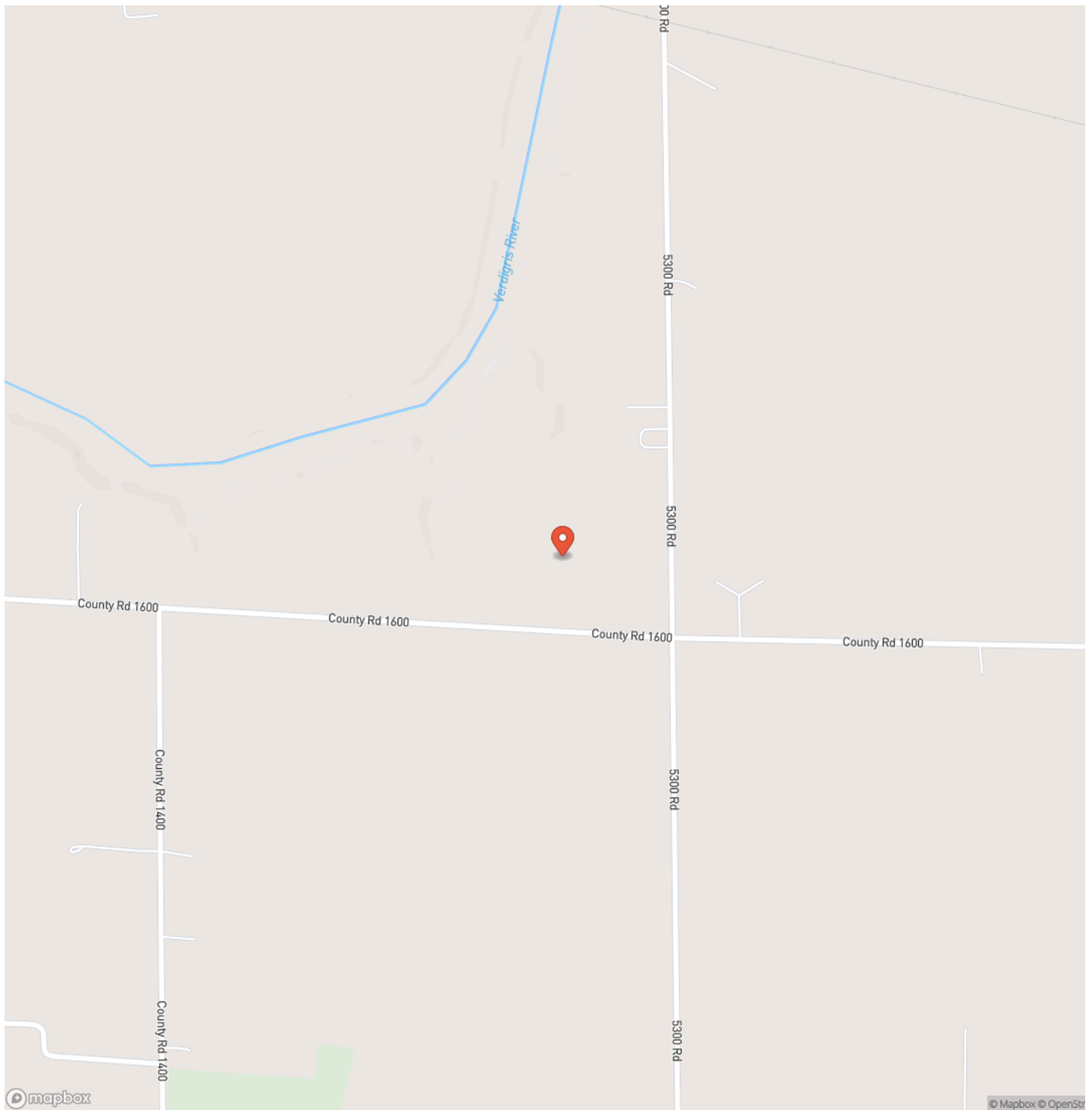
PROPERTY DESCRIPTION

PRICE REDUCED! Located just southeast of Coffeyville, Kansas, this 23 +/- acres offers an excellent amount of opportunities. There is paved road frontage on the east side and gravel road frontage to the south. There is also electricity along the road! It is wide open covered in warm season grasses. There is a small finger of timber towards the north that has a beaten down deer trail following the edge showcasing this property has whitetails traveling through constantly. As you move towards the west side of the property, there is a small group of trees that would be an unreal spot to hunt the field edge. This spot also allows you the opportunity to spot the giant whitetails that are known to call this area home! To get more creative and strategic for hunting whitetails on this 23 +/- acres, you could also make a couple acres into a big food plot while also planting a plot screen to make it more secluded. While touring the property, there were quail and doves being kicked up from the tall grass. This property would also be an excellent place to build a home that offers acreage for other structures or fencing if you were looking to put livestock on it. The Verdigris River is just north of the property. It is located just 45 +/- minutes from Bartlesville and an hour and 15 minutes +/- from Tulsa. Whether you are looking for hay production, build a home, run livestock, and recreational opportunities, this property has just that. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

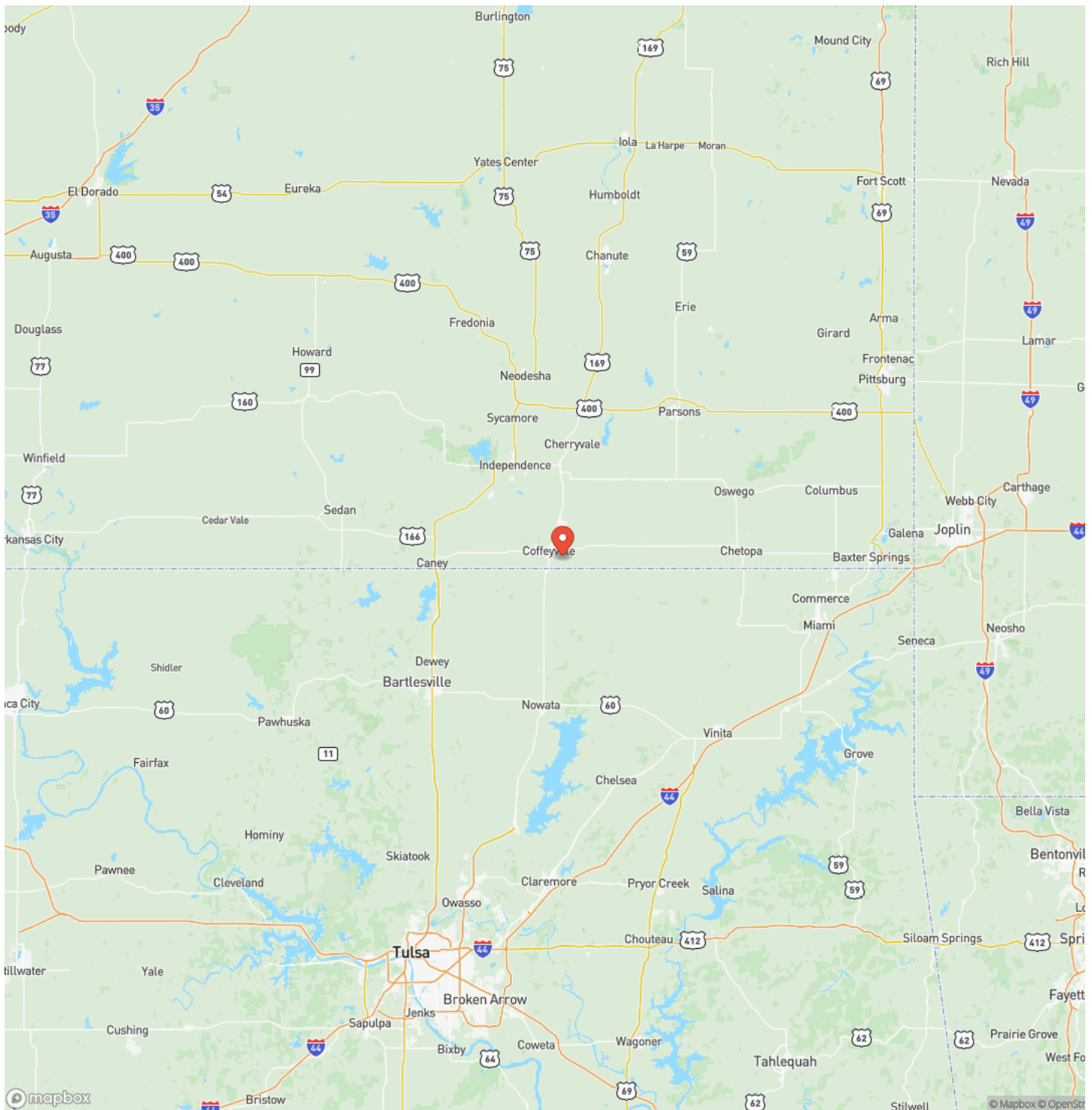
Acreage Near Coffeyville
Coffeyville, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



Acreage Near Coffeyville

Coffeyville, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

