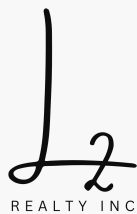


93 Acre Kansas Hunting Paradise  
4116 CR 1600  
Coffeyville, KS 67337

**\$334,800**  
93± Acres  
Montgomery County



**93 Acre Kansas Hunting Paradise**  
**Coffeyville, KS / Montgomery County**

---

**SUMMARY**

**Address**

4116 CR 1600

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Farms

**Latitude / Longitude**

37.019784 / -95.686871

**Taxes (Annually)**

627

**Acreage**

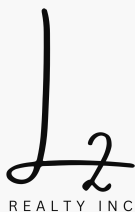
93

**Price**

\$334,800

**Property Website**

<https://l2realtyinc.com/property/93-acre-kansas-hunting-paradise-montgomery-kansas/44123/>



## 93 Acre Kansas Hunting Paradise Coffeyville, KS / Montgomery County

---

### **PROPERTY DESCRIPTION**

Picturesque 93 Acres of Untamed Paradise West of Coffeyville, KS

Nestled in the heart of nature's embrace, this exceptional 93-acre property stands as a testament to the serene beauty of the Kansas countryside. Located just west of Coffeyville, this expansive land offers a rare opportunity for outdoor enthusiasts, cattle ranchers, and avid farmers alike. With its diverse landscape and abundant resources, this property is a canvas waiting to be transformed into your dream retreat.

#### **\*\*Ideal for Outdoor Enthusiasts:\*\***

For the avid hunter, this land is a haven. Its vast expanse provides ample room for hunting expeditions and features a variety of wildlife habitats. Turkeys and whitetail deer roam freely across the ever changing landscape, offering thrilling hunting prospects. Most species of trees can be found on this land including but not limited to walnut, oak, cedar, hedge, and ash. Finding places to set a stand is only limited by your imagination. The generous acreage not only guarantees privacy but also qualifies for a non-resident deer tag, ensuring a rewarding hunting season for years to come. The open areas that have been cleared of saplings would be an ideal place to plant a food plot or two.

#### **\*\*Ranching and Farming Opportunities:\*\***

Whether you're looking to run cattle or cultivate the land, this property offers a multitude of possibilities. The fertile soil lends itself to various farming endeavors, while the open pastures provide an ideal setting for running cattle. Imagine the satisfaction of watching your livestock graze against the backdrop of rolling hills and pristine ponds.

#### **\*\*Easy Access and Road Frontage:\*\***

Accessibility is a key feature of this property, with good road frontage and multiple access points. Your ventures onto this land will be met with convenience, making it easy to explore every corner and fully utilize its potential. There are two entrances on the North side and also two on the eastside even though they are overgrown. There is also a small narrow strip from the west road that leads you into the south part of the property.

#### **\*\*Tranquil Waters:\*\***

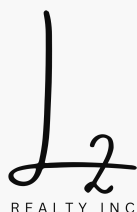
Enhancing the property's charm are three ponds that will hold tons of water if we get normal amounts of rain. These shimmering water bodies not only provide a serene ambiance but also serve as a valuable water source for livestock and wildlife, enriching the property's ecological diversity. There is also a small wet weather creek that meanders through the back of the acreage. If we get the normal amounts of rain some of these ponds are even good for swimming.

#### **\*\*Unspoiled Natural Beauty:\*\***

Immerse yourself in the unspoiled beauty of nature as you stroll through the native grasses, mature trees, and breathtaking elevation change that this land has to offer. It's a rare opportunity to own a piece of land that offers both seclusion and natural wonder. The oak flats and rolling hills with deep ravines are so awesome to explore that you will find reasons to stay out and go a little further.

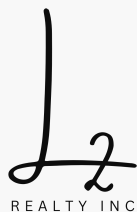
#### **\*\*Build Your Vision:\*\***

Even though rural water is not currently available, a well could be the ticket to making this a perfect build site. There is a well already in place however we are not sure of the function on it. Whether you're dreaming of a rustic cabin retreat, a grand farmhouse, or a hunting lodge, this property provides a blank canvas for bringing your vision to life. Design and construct your perfect getaway, where you can unwind, recharge, and bask in the tranquility of your surroundings. There are a couple of points where you can look out over the land and can easily see yourself sitting on a front porch taking it all in. Any mineral rights that are owned by the seller will be transferred to the new buyer.

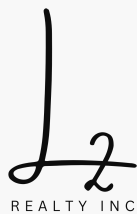


Don't miss out on this remarkable 93-acre property west of Coffeyville, KS. The possibilities are endless, and the natural beauty is unmatched. Embrace the outdoors, indulge your passion for hunting, ranching, or farming, and create a legacy that spans generations. Contact us today to make this slice of Kansas paradise your own!

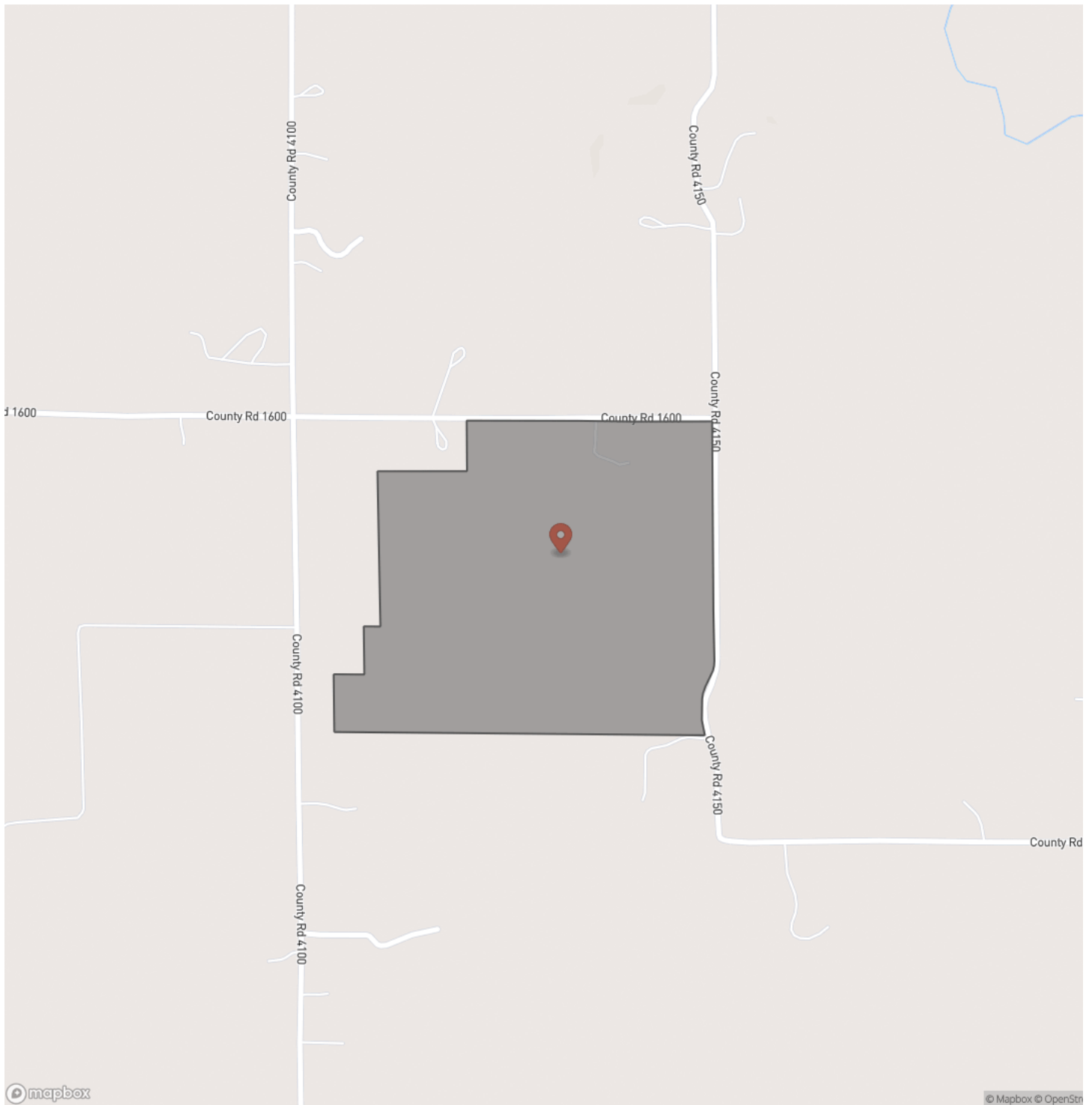
- West of Coffeyville
- 3 Ponds
- Excellent Deer and Turkey Hunting
- Mature Trees
- Open Areas
- Perimeter Fenced
- Kansas Deer Unit 12
- 35 Miles to Bartlesville OK
- 77 Miles to Tulsa OK
- 71 Miles to Joplin MO



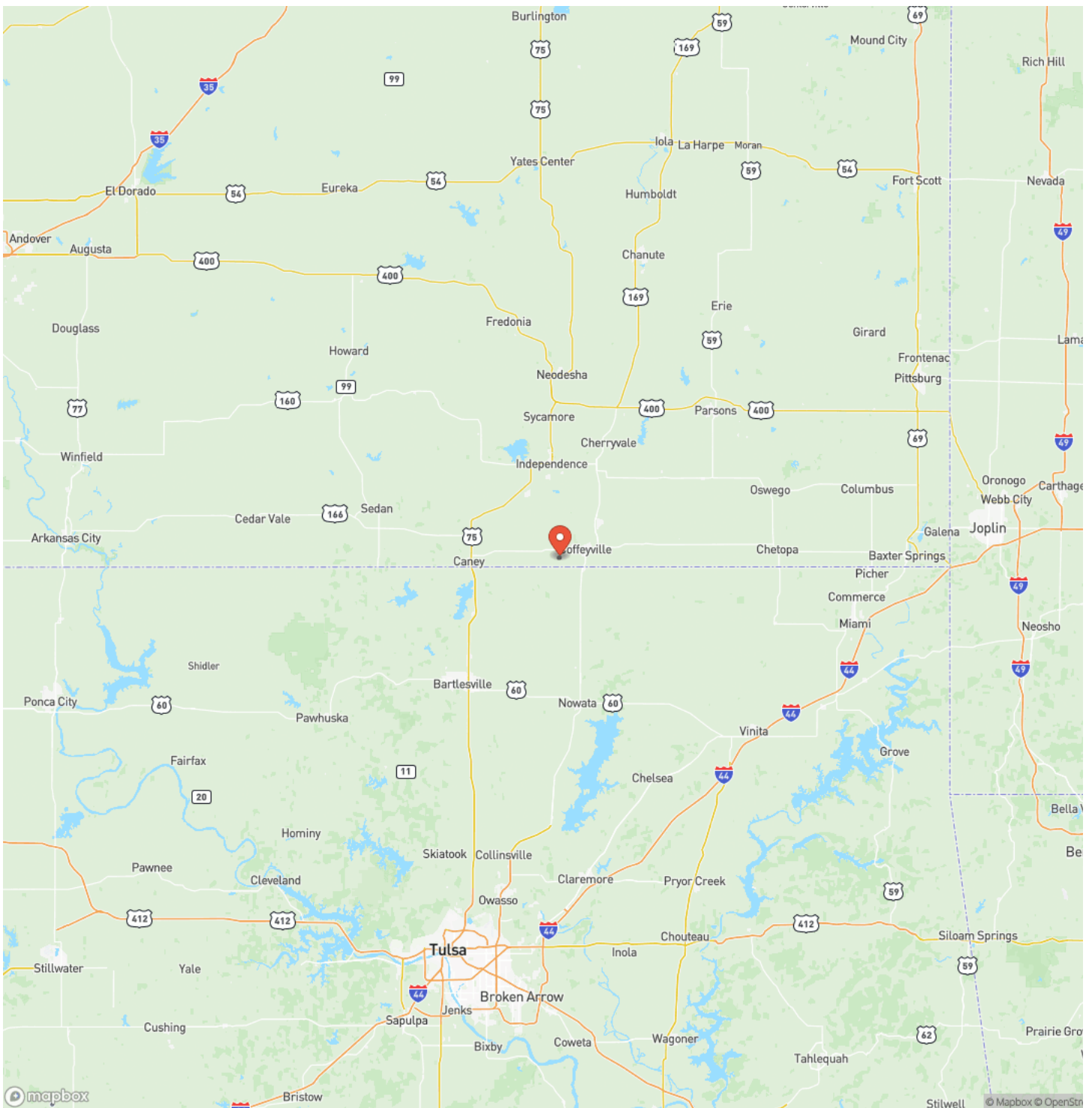
93 Acre Kansas Hunting Paradise  
Coffeyville, KS / Montgomery County



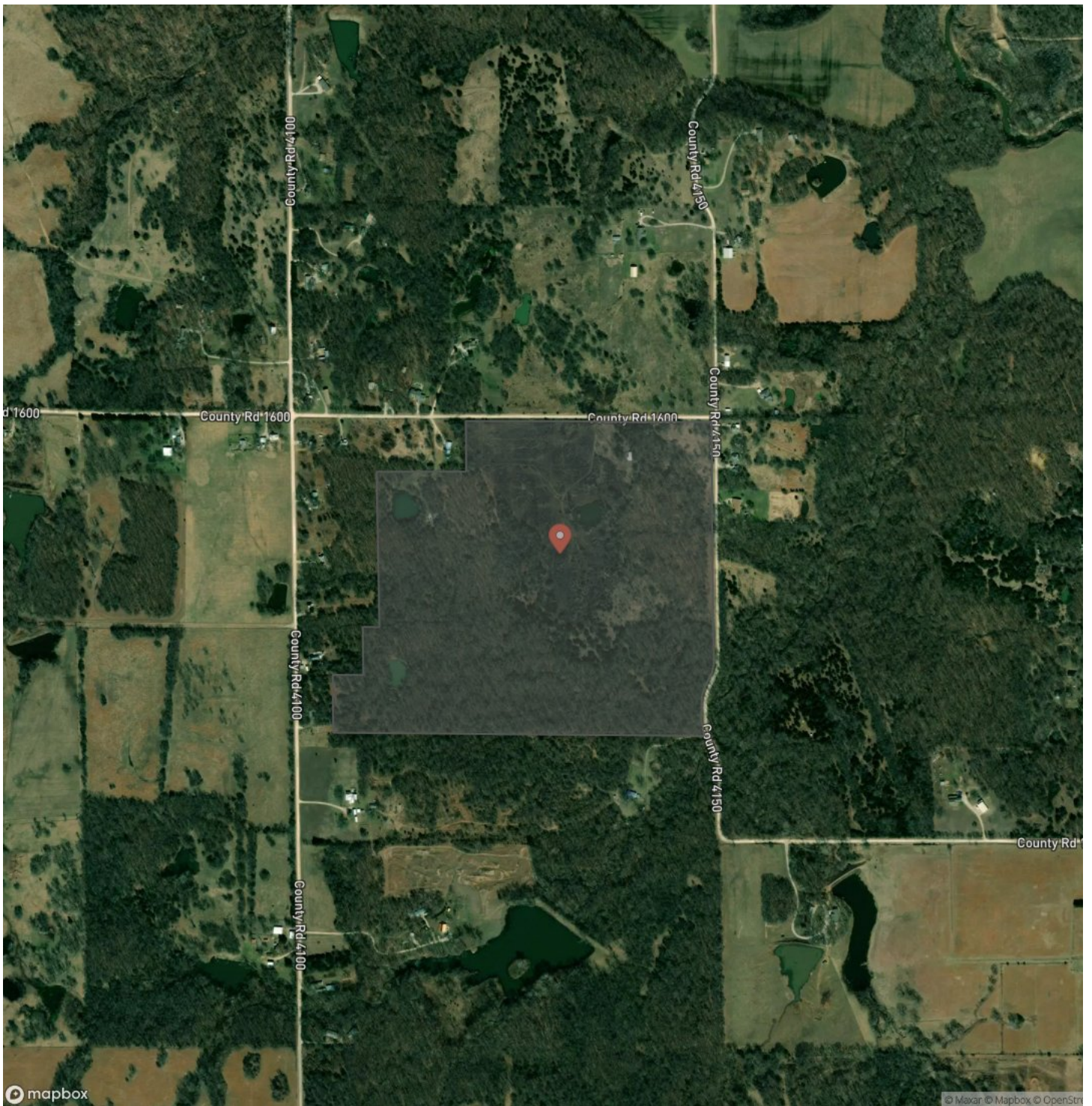
## Locator Map



## Locator Map



## Satellite Map





## This image shows a single sheet of white paper with horizontal blue 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.

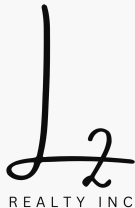


**l2realtyinc.com**

## **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.



---

**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

---

