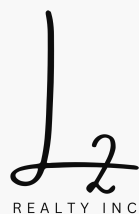


124.72 Acres of Hunting, Fishing & Trail Riding!
00000 CR 3700
Coffeyville, KS 67337

\$498,880
124.720± Acres
Montgomery County



124.72 Acres of Hunting, Fishing & Trail Riding!
Coffeyville, KS / Montgomery County

SUMMARY

Address

00000 CR 3700

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

37.04371 / -95.734815

Taxes (Annually)

800

Acreage

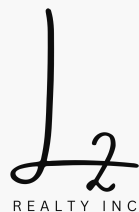
124.720

Price

\$498,880

Property Website

<https://l2realtyinc.com/property/124-72-acres-of-hunting-fishing-trail-riding-montgomery-kansas/35488/>



124.72 Acres of Hunting, Fishing & Trail Riding! Coffeyville, KS / Montgomery County

PROPERTY DESCRIPTION

Have you ever wished that you could cut out a patch of woods in the middle of a section with virtually no road frontage? Well this 124.72 acres might be just what you have been waiting for. A true sportsman paradise, this farm offers excellent whitetail and turkey hunting along with fishing and trail riding.

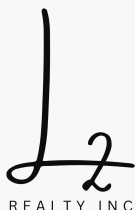
With almost no road frontage, you won't have to worry about disturbances from the outside world - just nature at its best! There is a gate off the road that allows access to the alley that leads to the land.

Big Bucks are prime in this area! The thick foliage and rolling hills create the perfect environment for some of the biggest bucks to roam free. Plenty of mature trees make treestand location options almost endless. Trees of all different species lend themselves nicely to deer that make this property, including oak, walnut, sycamore, hedge, and cedar. You get the best of both worlds as the deer love to follow the creek as a travel corridor and bucks peel does off in the secluded woods. The diversity of habitat and hunting options rival any farm on the market. Open hay meadows are perfect places for deer to bed or food plots to be put in. Turkeys also love these open strut zones. A trail system runs through most of the property making it very accessible on a 4 wheeler or UTV. There is an old abandoned railroad track that has had everything pulled off it. This makes a natural travel way for the deer and also comes in handy if you need to use it to get to parts of the farm.

Aside from the great hunting this parcel offers there is also high recreational use anytime of the year. Load up the poles and spend the day hanging out at the pond catching fish and swimming. Or explore the creek bed looking for swimming holes or just cool rocks that water has revealed. If burning firewood for winter is your thing, there is plenty of good burning wood including hedge and hackberry.

With your hands on the keys to this 124.72 acre parcel, you're unlocking an outdoor recreational haven! Enjoy whitetail and turkey hunting, as well as fishing and trail riding across a variety of terrain.

- 124.72 Acres of Land with virtually no road frontage
- Excellent hunting for whitetail and turkey
- Variety of terrain including open hay meadows, mature trees, creek and pond
- Accessible via gate off road
- Perfect for recreational use with fishing, swimming and trail riding opportunities
- Old abandoned railroad track offers additional travel corridor
- Secluded woods provide perfect habitat for deer and other wildlife
- Ideal location to set up treestands or food plots
- Strut zones make great places for turkeys to gather
- Great investment opportunity with potential appreciation over time.



124.72 Acres of Hunting, Fishing & Trail Riding!
Coffeyville, KS / Montgomery County

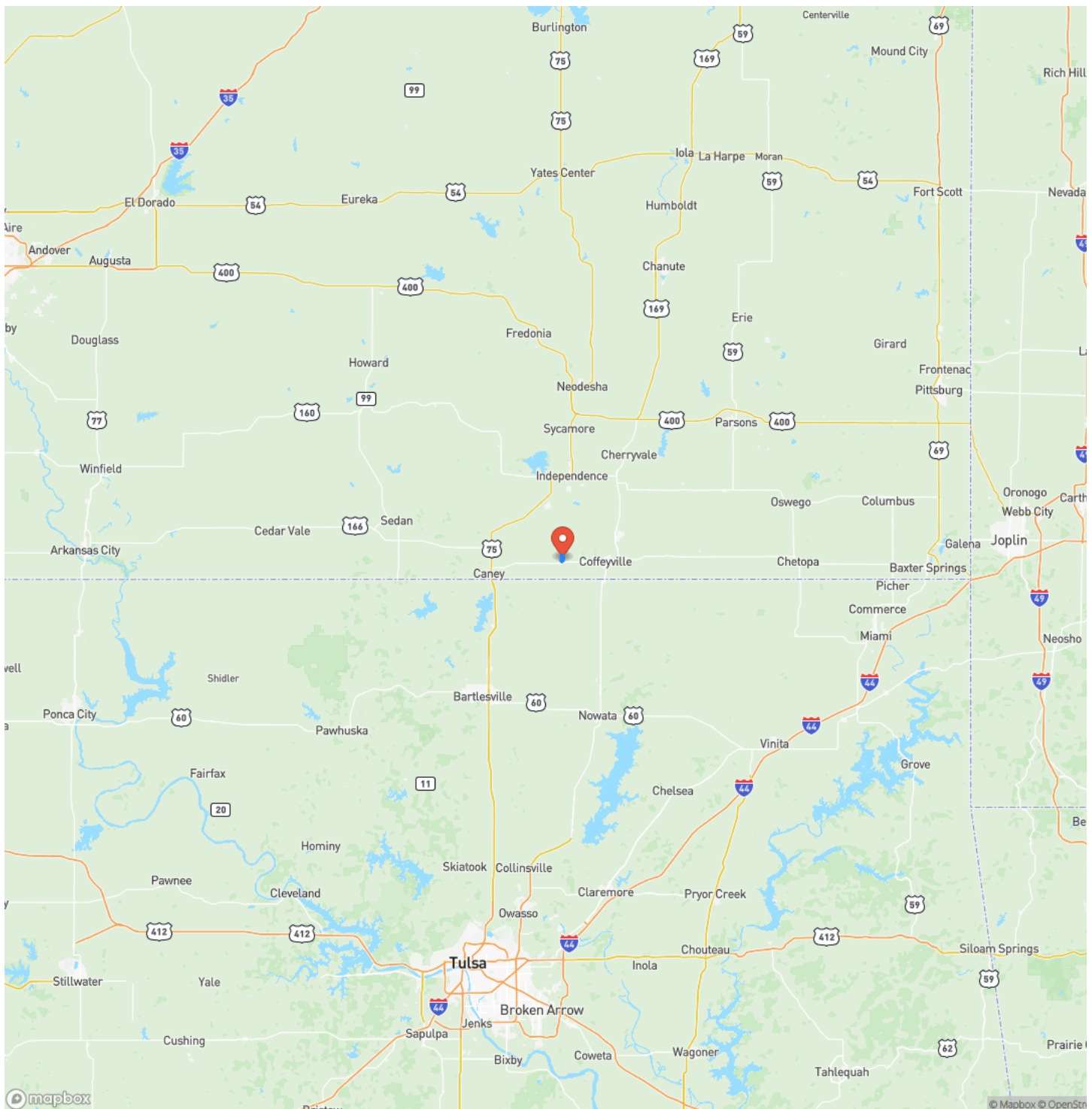


124.72 Acres of Hunting, Fishing & Trail Riding!
Coffeyville, KS / Montgomery County

Locator Map

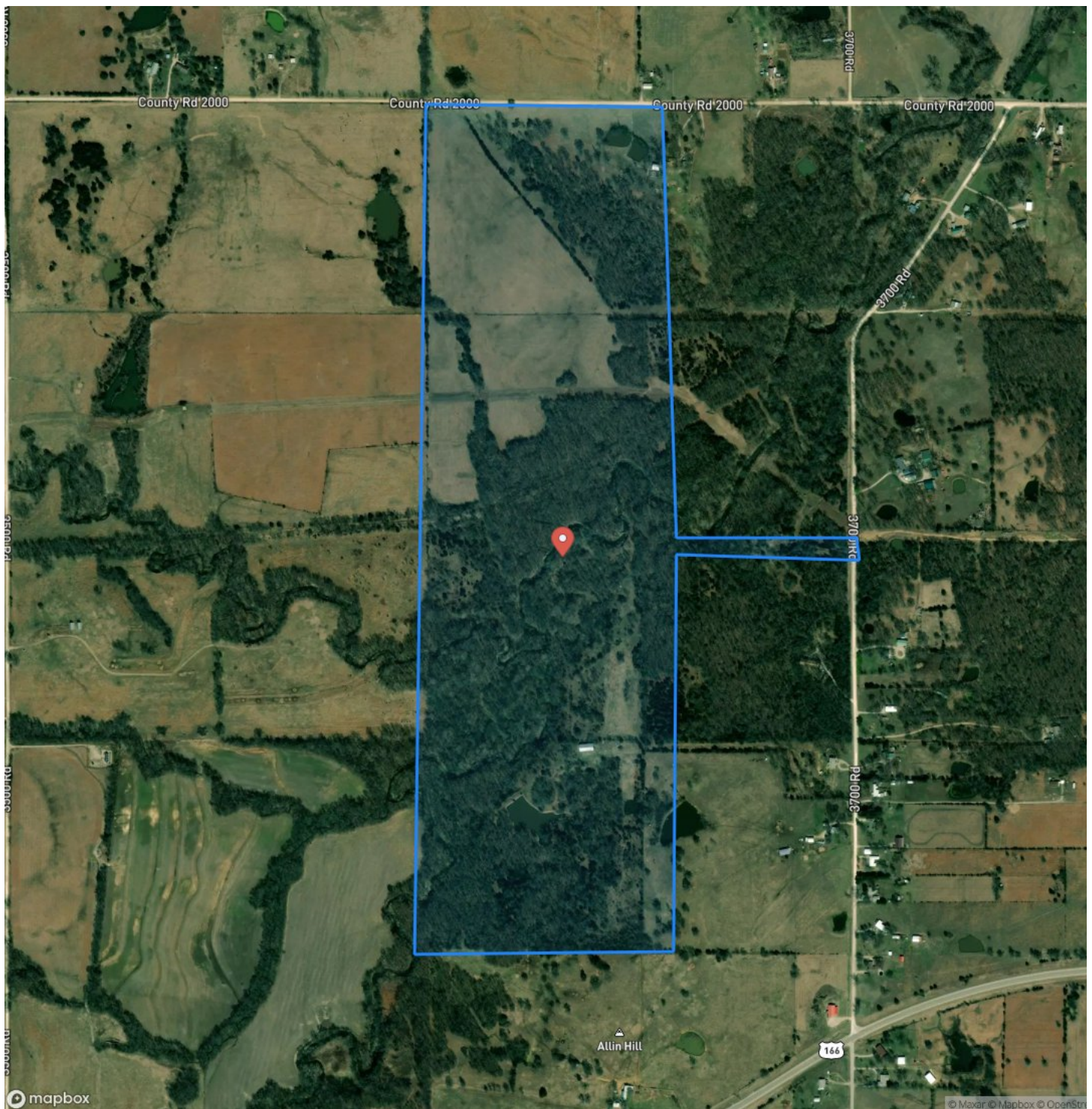


Locator Map



124.72 Acres of Hunting, Fishing & Trail Riding!
Coffeyville, KS / Montgomery County

Satellite Map



124.72 Acres of Hunting, Fishing & Trail Riding! Coffeyville, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Kattenberg

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(620) 313-0783

Email

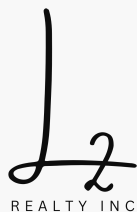
akattenberg@l2realtyinc.com

Address

City / State / Zip

Cherryvale, KS 67335

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

This image shows a blank 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.



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

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