

5 Acres | North of Coffeyville, Kansas Build Site •
Hunting Potential • Elevation • Sweat-Equity
Opportunity
4379 CR 2800
Coffeyville, KS 67337

\$35,000
5.200± Acres
Montgomery County



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Coffeyville, KS / Montgomery County

SUMMARY

Address

4379 CR 2800

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.110872 / -95.660655

Acreage

5.200

Price

\$35,000

Property Website

<https://l2realtyinc.com/property/5-acres-north-of-coffeyville-kansas-build-site-hunting-potential-elevation-sweat-equity-opportunity-montgomery-kansas/93742/>



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PROPERTY DESCRIPTION

Located just north of Coffeyville, this 5-acre tract offers the perfect blend of privacy, elevation, and potential—ideal for anyone looking to build, hunt, or create their own small homestead. Properties this size with character and topography are getting harder to find, and this one has the raw bones to become something special.

The land features significant elevation changes, giving it a terrain feel more like a larger property. The rise and fall of the ground creates natural build sites, secluded pockets, and vantage points that overlook the surrounding countryside. With a little cleanup and vision, this tract could easily become a showpiece.

For the outdoorsman, there's enough cover and terrain diversity to offer bowhunting opportunities right out your back door. Thick pockets of brush and natural funnels provide the type of habitat small-acre hunters look for. Add a small food plot or feeder, and you'll be surprised what this 5 acres can hold.

Whether you're wanting a rural build site, a weekend getaway, or a place with long-term upside, this property delivers. A bit of sweat equity will go a long way here—and the end result will be worth every hour.

5 Acres – Located just north of Coffeyville, KS

Great Build Site Potential – Multiple spots with privacy and elevation

Significant Elevation Change – Terrain features rarely found on small acreage

Hunting Opportunities – Natural funnels and cover ideal for bowhunting

Secluded Feel – Tucked back off the road with a quiet country setting

Needs Some Cleanup – Perfect sweat-equity property with strong upside

Rural Setting – Ideal for a home, cabin, or weekend retreat

Utilities Nearby – Convenient access for future build plans

Thick Cover – Holds wildlife and provides natural privacy

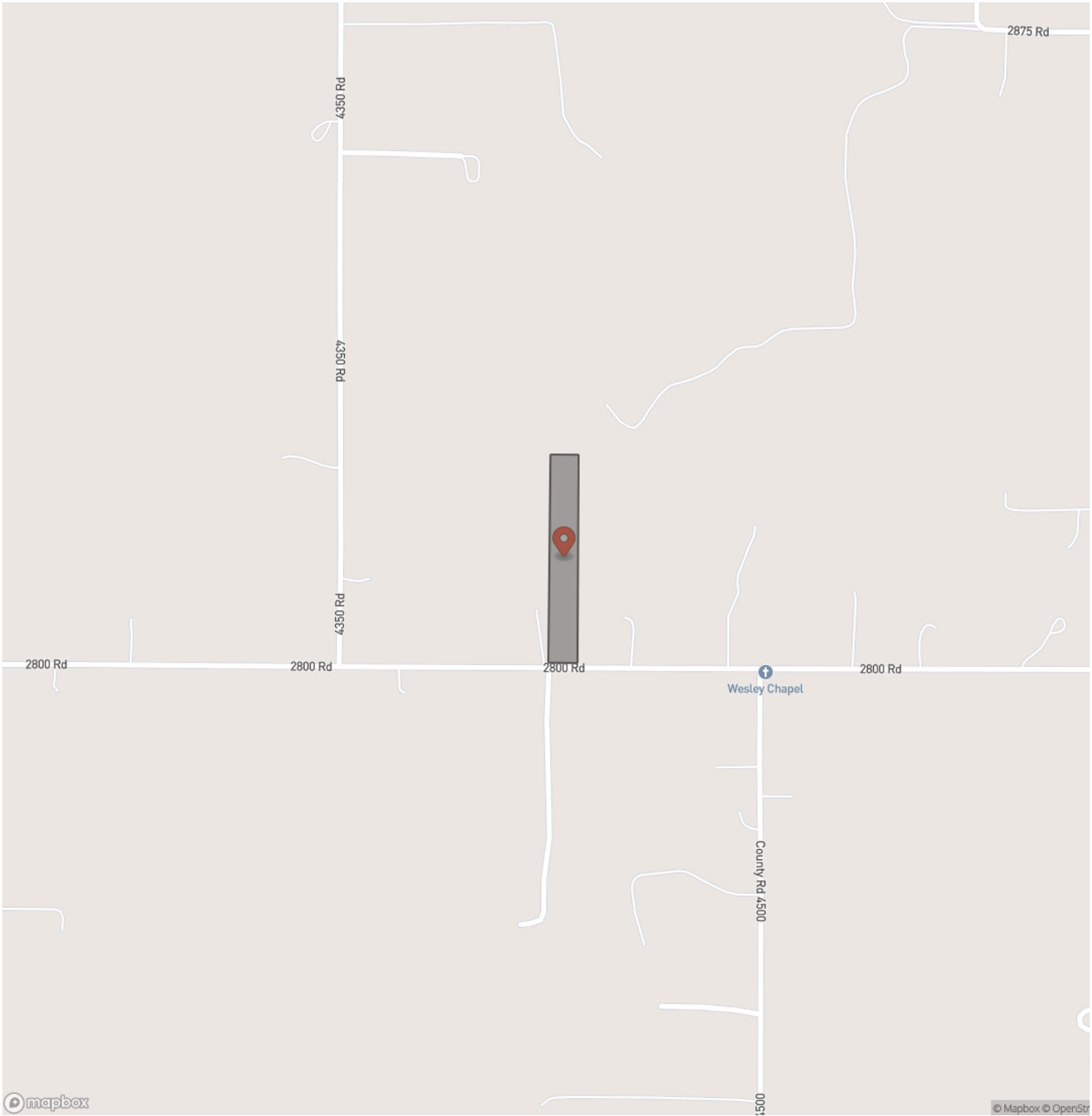
High-Value Potential – With cleanup and improvements, this tract can shine



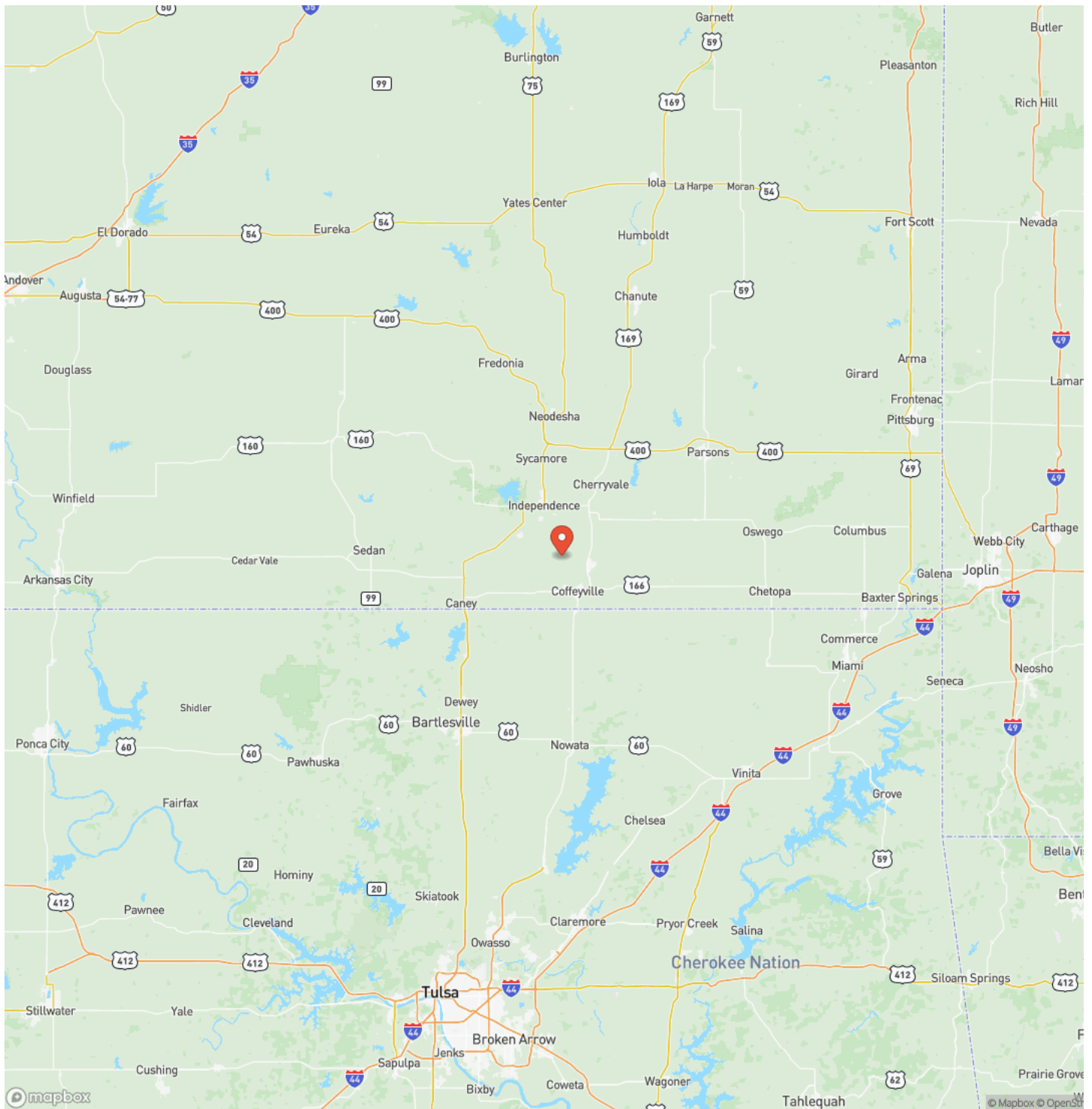
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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.



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.



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