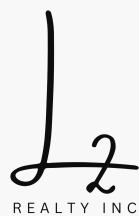


9 Acre Country Haven
4303 CR 1450
Coffeyville, KS 67337

\$120,000
9.400± Acres
Montgomery County



9 Acre Country Haven
Coffeyville, KS / Montgomery County

SUMMARY

Address

4303 CR 1450

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Residential Property

Latitude / Longitude

37.015485 / -95.673877

Taxes (Annually)

1021

Dwelling Square Feet

1008

Bedrooms / Bathrooms

2 / 1

Acreage

9.400

Price

\$120,000

Property Website

<https://l2realtyinc.com/property/9-acre-country-haven-montgomery-kansas/47554/>



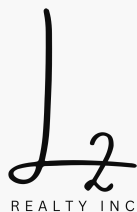
9 Acre Country Haven Coffeyville, KS / Montgomery County

PROPERTY DESCRIPTION

Welcome to your country haven! Situated on 9 acres of possibilities, this delightful 3 bedroom house is eagerly awaiting its new owners. You will love the solitude that this property has to offer, providing the perfect retreat from the hustle and bustle of everyday life. Step inside to discover a cozy living room and a dining area, creating the perfect setting for family gatherings or quiet evenings. The kitchen comes complete with a stove and dishwasher and offers ample counter space, cabinets, and a small pantry. The main level is where you will find two bedrooms and a full bathroom and upstairs is where the largest bedroom in the house is with double walk-in closets! The property is fully fenced and ready for you to turn out some cattle or maybe a horse or two. The large shop, with its concrete floors, is built next to pipe pens, so your possibilities are truly endless. Don't miss your opportunity to turn this place into your dream rural retreat. This one will not last so schedule your showing today! *Note: The county has this as 1008 sq ft but the owner doesn't believe that includes the large upstairs bedroom.

- 3 bedroom country home on 9 acres
- Quiet/secluded area
- Fully fenced with mature trees
- Perfect for livestock
- Versatile shop, pipe pens, potential to rebuild pond

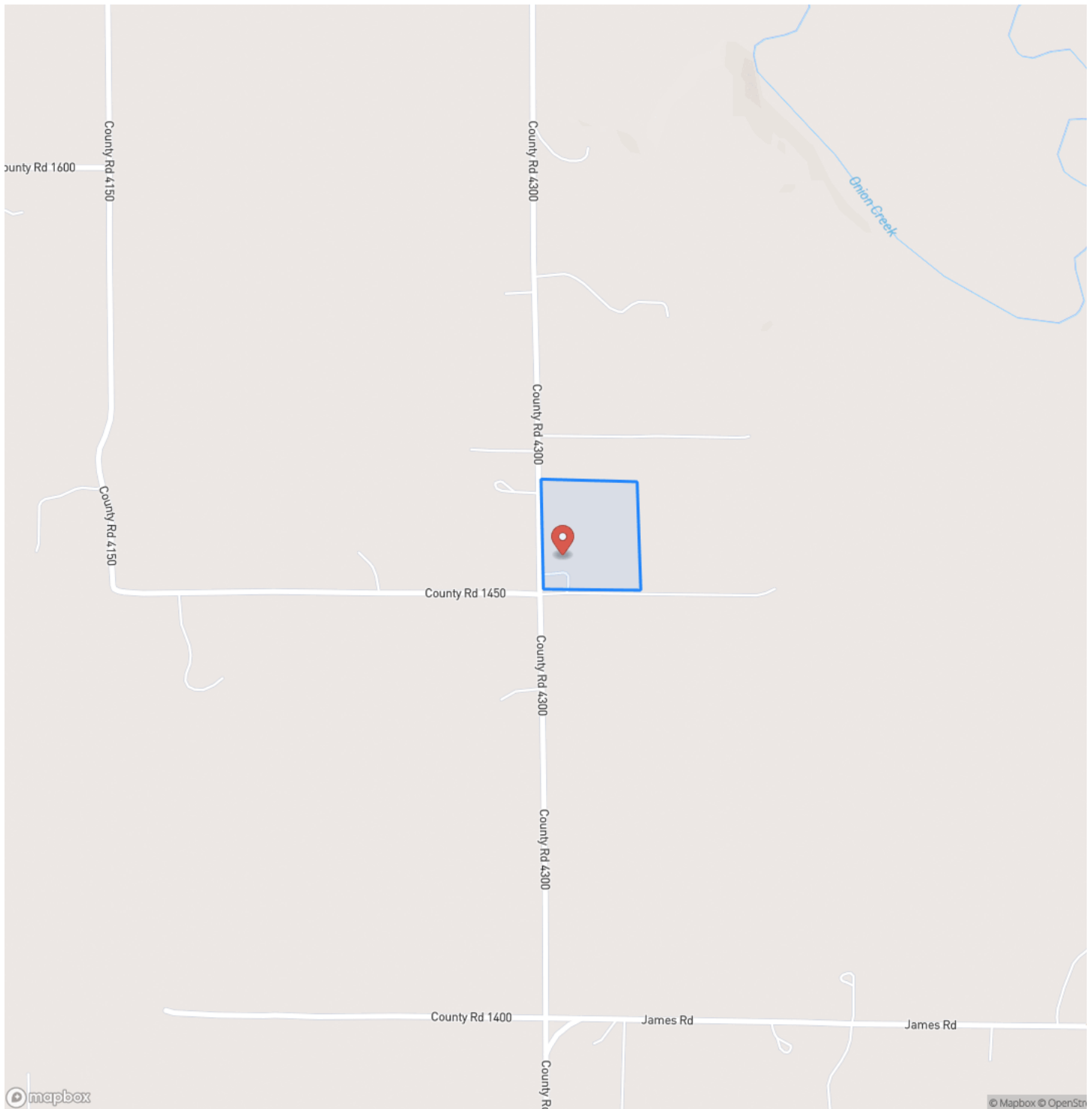
Call Casey at [620-330-7440](tel:620-330-7440) for your showing!



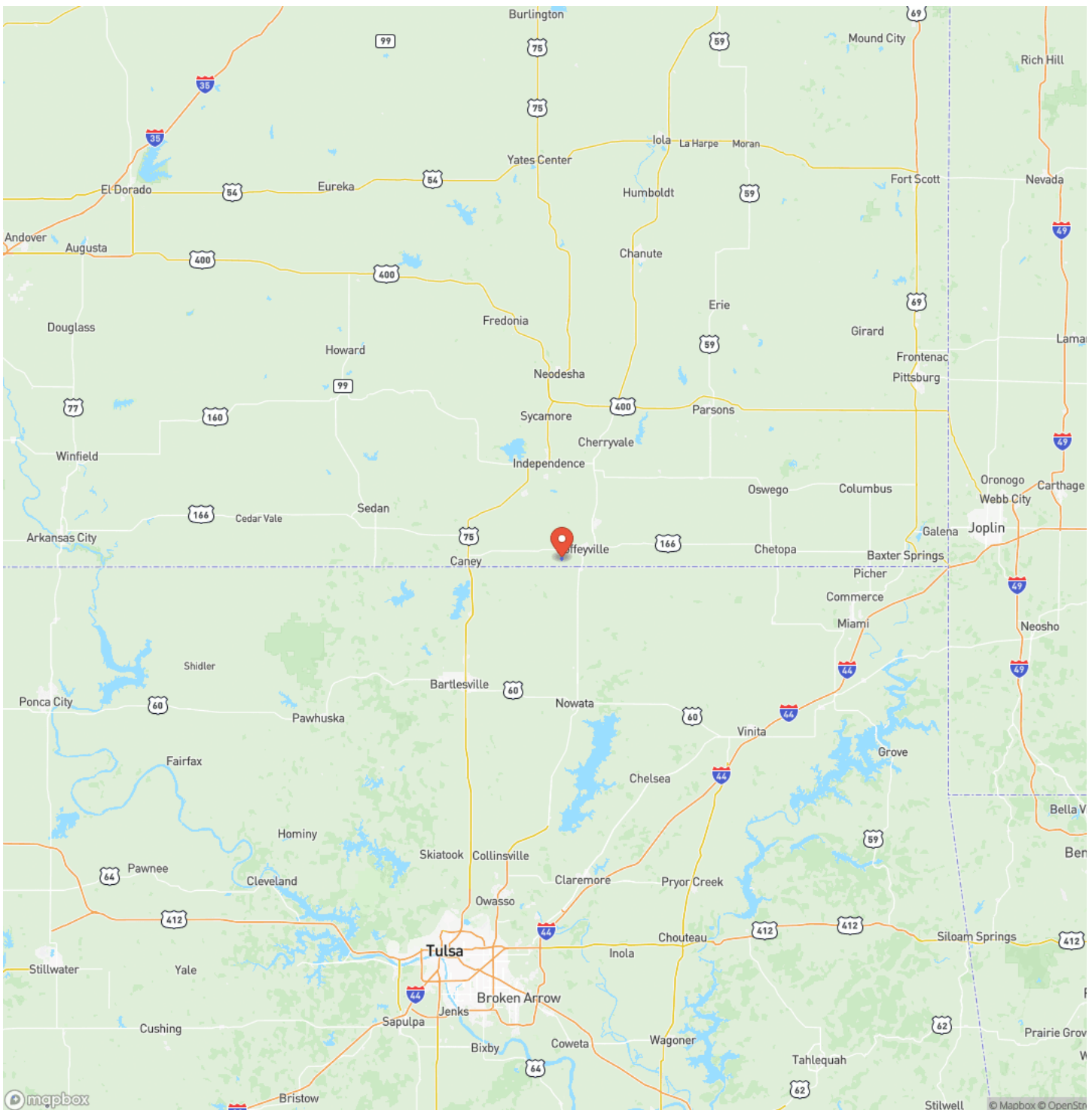
9 Acre Country Haven
Coffeyville, KS / Montgomery County



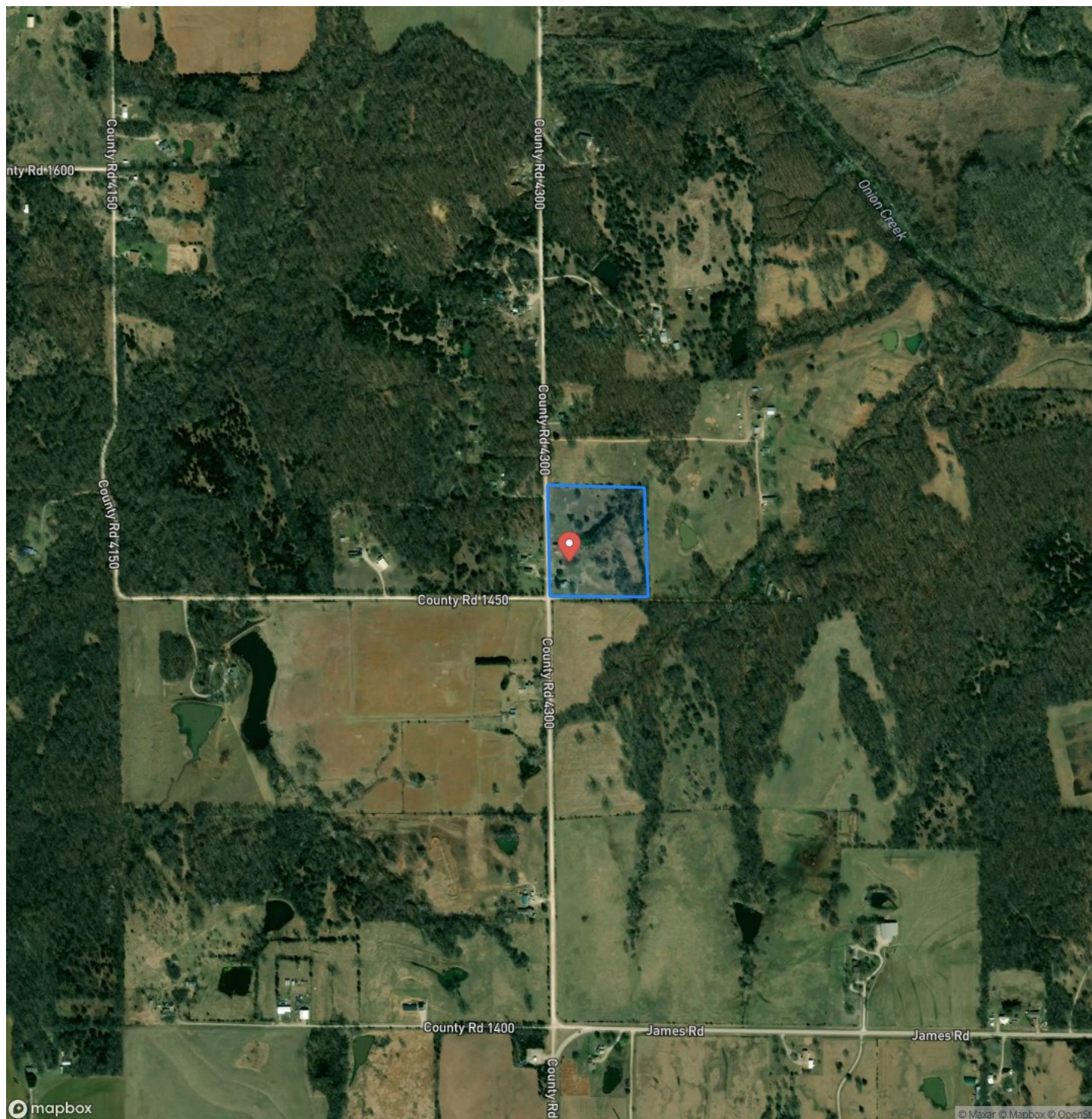
Locator Map



Locator Map



Satellite Map



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.



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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