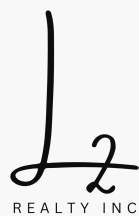


Tyro 15
1431 CR 2575
Caney, KS 67333

\$189,000
15± Acres
Montgomery County



MORE INFO ONLINE:

l2realtyinc.com

Tyro 15
Caney, KS / Montgomery County

SUMMARY

Address

1431 CR 2575

City, State Zip

Caney, KS 67333

County

Montgomery County

Type

Residential Property

Latitude / Longitude

37.012968 / -95.823818

Taxes (Annually)

737

Dwelling Square Feet

1352

Bedrooms / Bathrooms

3 / 2

Acreage

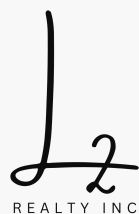
15

Price

\$189,000

Property Website

<https://l2realtyinc.com/property/tyro-15-montgomery-kansas/44718/>



PROPERTY DESCRIPTION

Located just on the Kansas side of the Kansas/Oklahoma line, lies this cozy modular home and shop nestled on 15+/- acres. Sloping to the west the picturesque views over the property and off the back deck are something to behold. Watching the sun set over the property will surely become a family favorite in the evening, while during the day looking for Copan lake will entertain as the sellers state that on a clear day you can see it some 8 miles in the distance. Consisting of 1350+/-sq.ft. of living space, the 1994 modular home offers three bedrooms and two bathrooms and is the perfect setup for someone ready to live a comfortable rural lifestyle, as this property is not just a home, it's a lifestyle. The land features excellent grass and good perimeter fencing, ideal for grazing. The small loafing shed and grain storage provide both storage and shelter for stock, while the pond provides a watering source as well as some fishing and potential waterfowl hunting opportunities. The scattered timber found throughout will also offer a source of shelter to stock as well as to the variety of wildlife that are found on the property. Whitetail deer are known to frequent the property as it is, while the addition of supplemental feeding or a food plot would only continue to enhance the property. In addition to the home and loafing shed, additional improvements include the 576 sq. Ft. garage/shop with additional attic space. Complete with concrete floor, overhead garage door, and both 110 and 220 electricity, most projects or simply storing your vehicle can be achieved. Situated on a blacktop road and just south of HWY 166 approximately 1.5 miles, accessibility should never be an issue, making your rural lifestyle as convenient as it is charming, while also being located in USD#436 School District. Whether you're seeking a peaceful retreat, a working rural property, or recreational playground, this property has it. Contact Land Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com with questions or to schedule a private showing.

*15.36 acres

*1994 Modular Home

*1350 Sq.Ft.

*3 Bedroom

*2 Bathroom

*576 Sq.Ft. Garage/shop

*Excellent Grass with grazing potential

*Perimeter fencing *Scattered Timber

*Hunting Opportunities

*Pond

*Loafing Shed

*Blacktop Road Frontage

*USD#436 School District

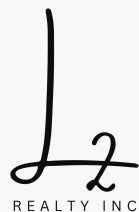
*Approximately 1.5 miles to Tyro, KS

*Approximately 7 miles to Caney, KS

*Approximately 13 miles to Coffeyville, KS

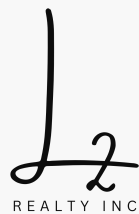
*Approximately 18 miles to Independence, KS

*Approximately 27 miles to Bartlesville, OK



*Approximately 69 miles to Tulsa, OK

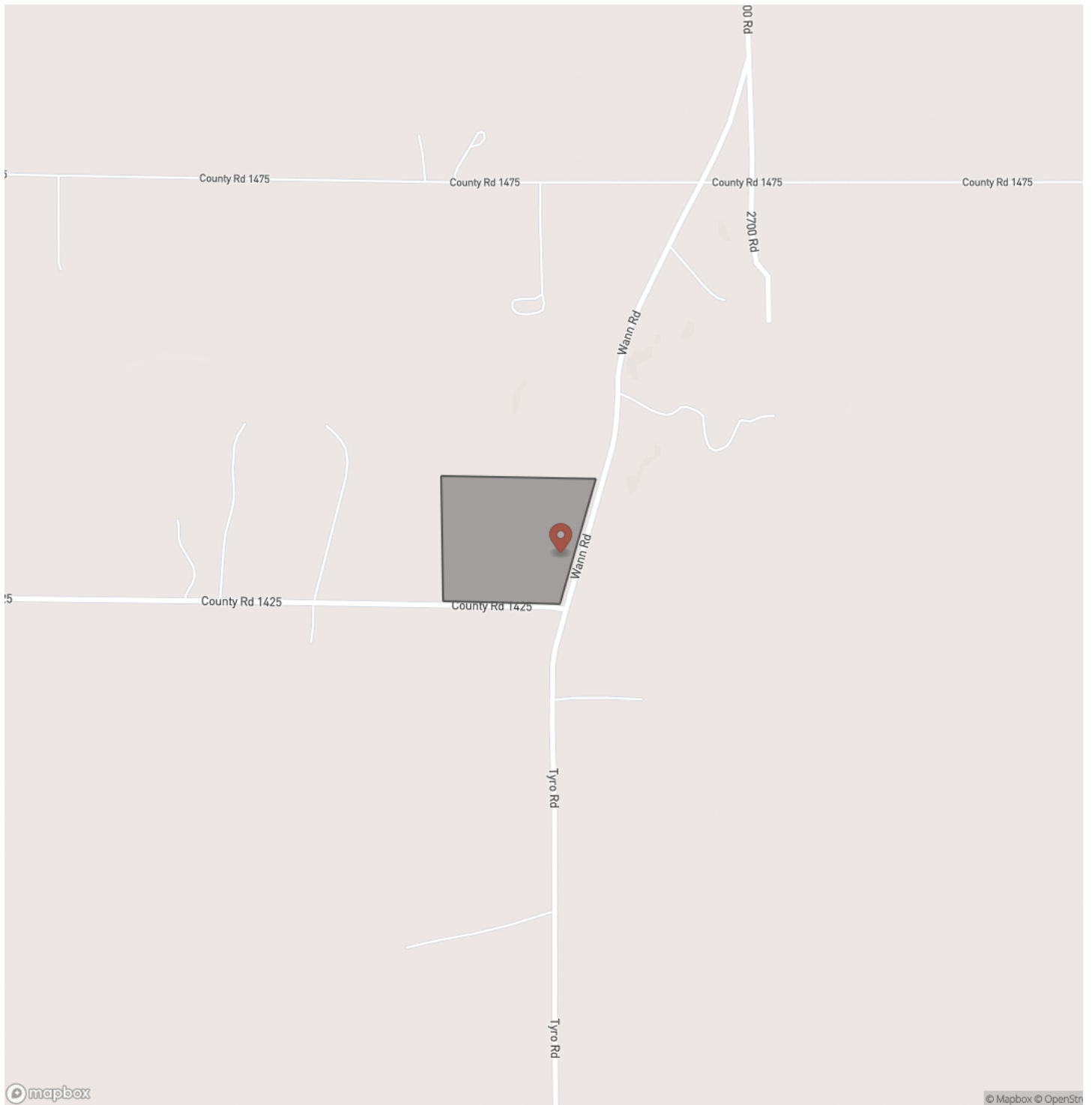
*Approximately 77 miles to Joplin, MO



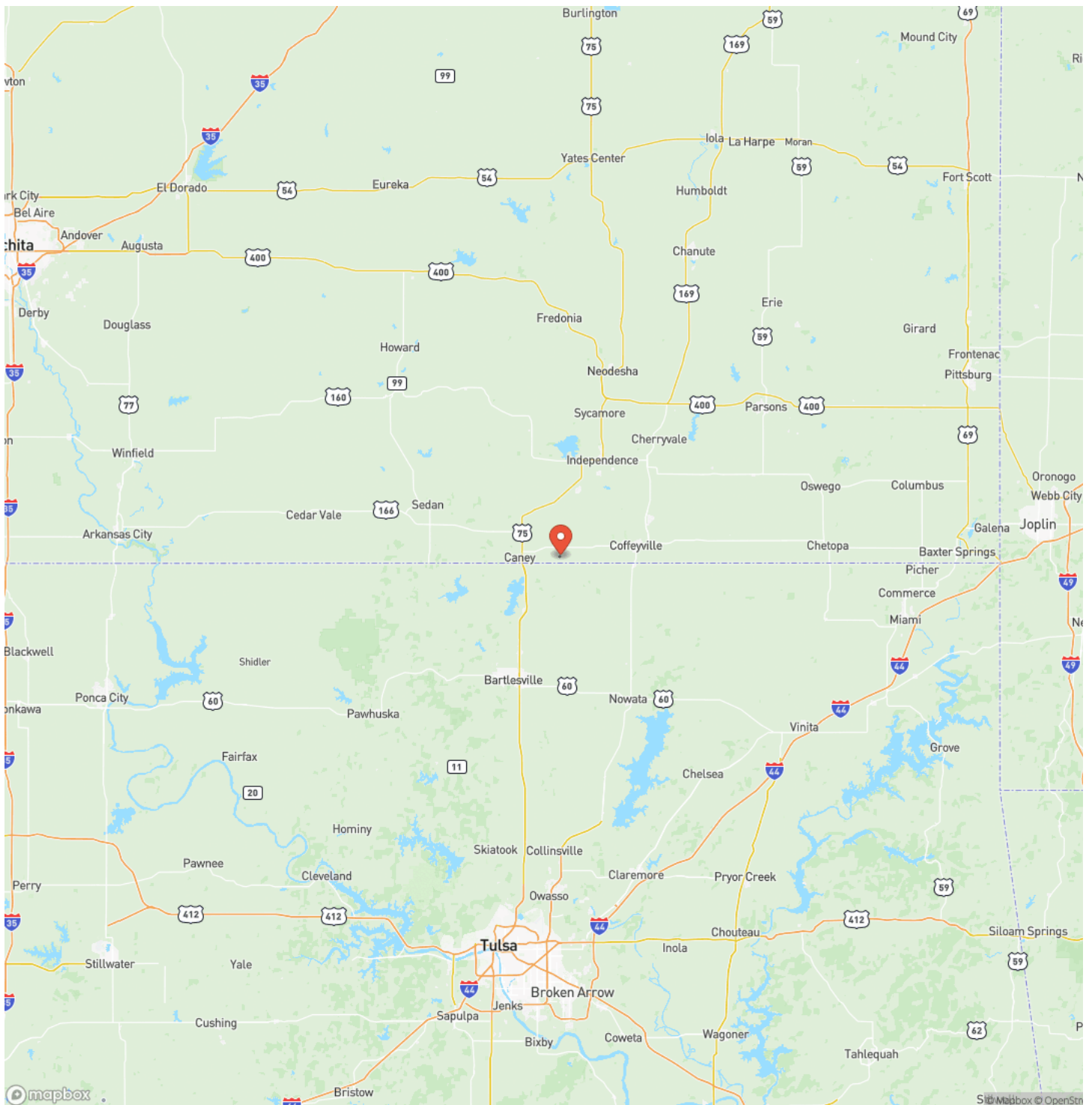
Tyro 15
Caney, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

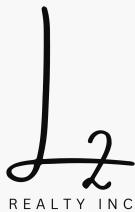
jkolb@l2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

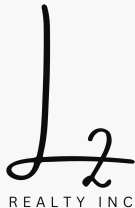
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DISCLAIMERS

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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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