

Lakeside 63 Build, Graze, Play
1550 CR 2400 62A
Havana, KS 67347

\$310,000
62.800± Acres
Montgomery County



Lakeside 63 Build, Graze, Play
Havana, KS / Montgomery County

SUMMARY

Address

1550 CR 2400 62A

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.087505 / -95.920142

Acreage

62.800

Price

\$310,000

Property Website

<https://l2realtyinc.com/property/lakeside-63-build-graze-play-montgomery-kansas/86077/>



PROPERTY DESCRIPTION

Located just 1/4 mile off Highway 75 and adjacent to the Havana Lake Association, this 63+/- acre tract with blacktop road frontage offers a rare combination of seclusion, convenience, and multi-use potential. Whether you're looking to build your dream estate, expand an agricultural operation, or secure a turnkey recreational property, this piece checks all the boxes.

The landscape is a tale of two halves. The southern portion—or the “upper half”—of the property features native warm-season grasses, scattered mature trees, a wet-weather drainage, an established pond, and potential for an additional water feature. The gentle rolling terrain offers multiple estate build sites with the potential for sunrise or sunset views. Enjoy the proximity to Havana Lake while still having ample room to construct the estate of your dreams. With three entrances, including one oversized entry perfect for trailers, there's plenty of space for a main residence, outbuildings, or a horse barn. The lush grass meadows are ideal for both grazing and hay production. Rural water and electricity are available along the blacktop road. Located within the USD 436 school district and just 4.5 miles from Caney city limits, this property combines quick access to town with the privacy of rural living.

The northern portion—or the “lower half”—of the property is a recreational playground. As you descend in elevation, you're greeted by dense mature timber, including marketable walnut trees, lining the overflow drainage from neighboring Havana Lake. Crossing this drainage leads you to an established waterfowl marsh with a permanent blind—perfect for duck and goose hunting. Havana Lake has a long-standing reputation for attracting and holding large numbers of waterfowl. The property's close proximity to the lake and nearby agricultural fields ensures frequent activity from migrating birds. Just above the marsh, a large pond is strategically placed to collect runoff from the surrounding terrain. Only the dam separates the pond from the marsh, providing a reliable water source for flooding your impoundment during dry spells.

This portion of the property also features rolling terrain with both tame cool-season grasses and higher elevation stands of native warm-season grasses. The cool-season grass area includes deep, fertile soil once used for tillable production. Terracing is already in place to prevent erosion, making this ground suitable for future tillable use or food plots. One established food plot lies along a timber-lined, wet-weather drainage that enters the property from the north and enhances the property's already impressive water features.

The tract is ready for hunters, featuring a tower blind, feeder, treestands, and a strong whitetail deer history. A large destination ag field lies just west of the property, while dense bedding areas to the east create the classic food-to-bed travel pattern that every hunter seeks. The multiple drainages that cross the land serve as natural travel corridors, connecting the property to larger wildlife networks.

Whether your goals are recreational, residential, agricultural, or a combination of all three, this diverse and well-maintained small-acreage tract offers endless opportunity and is ready to deliver.

Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2realtyinc.com with any questions or to schedule a private showing. *Property is agent-owned.*

*63+/- Acres

*Grazing Potential

*Hay Production

*Native Warm Season Grasses

*Tame Cool Season Grasses

*Estate Build Site Potential

*Rural Water Available

*Electric Available

MORE INFO ONLINE:

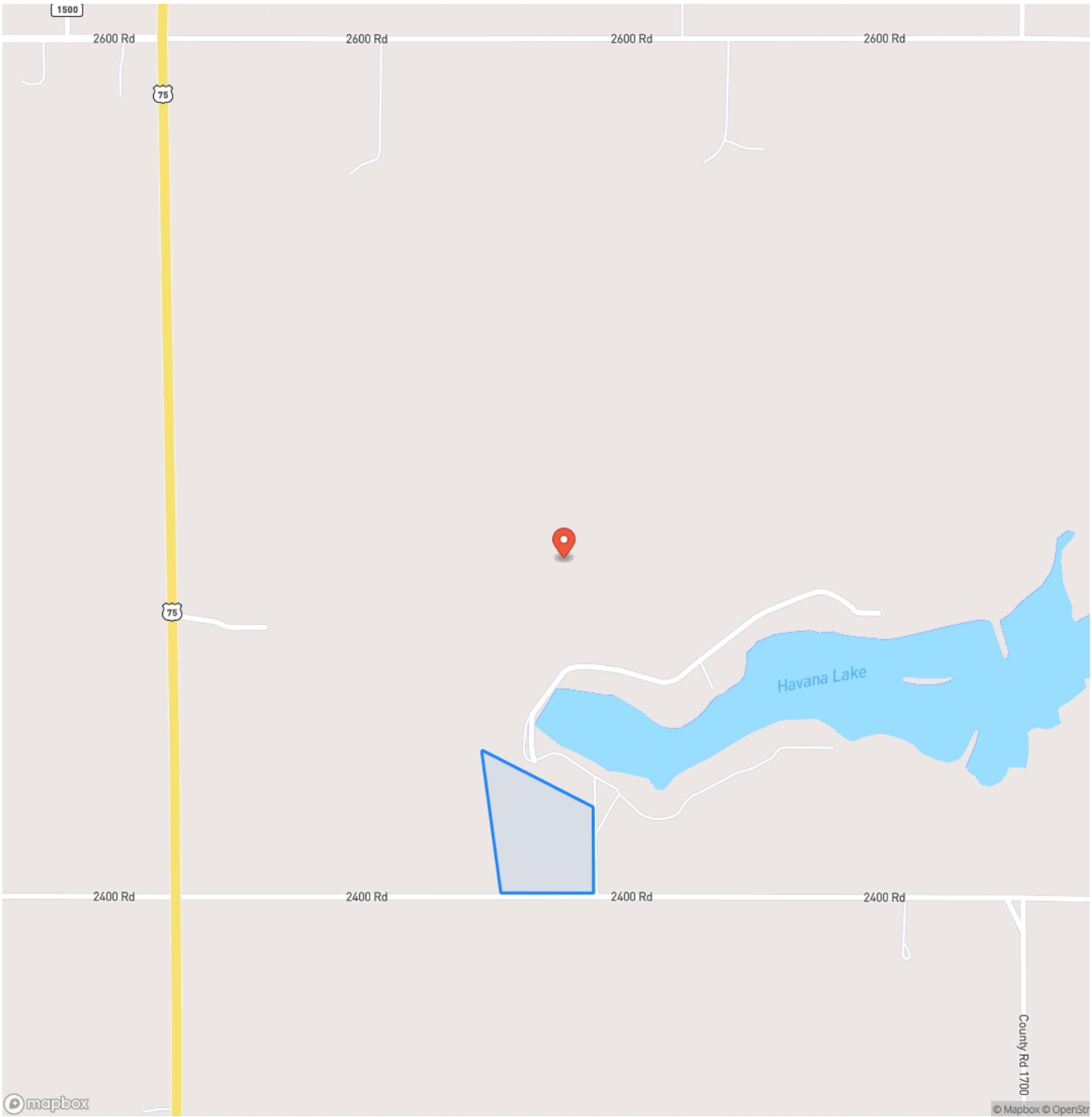
[L2realtyinc.com](https://www.L2realtyinc.com)

- *Rolling Terrain
- *Blacktop Road Frontage
- *Just 1/4 mile from HWY 75
- *USD 436 School District
- *2 ponds
- *Wet weather creek
- *Havana Lake Overflow Drainage
- *Mature Timber
- *Marketable Walnut
- *Waterfowl Marsh
- *Permanent Waterfowl Blind
- *Waterfowl Hunting Opportunities
- *Whitetail Deer Hunting Opportunities
- *Tower Blind
- *Feeder
- *Treestands
- *Established Food Plot
- *Tillable Potential
- *4.5+/- miles to Caney, KS
- *19+/- miles to Independence, KS
- *23.5+/- miles to Coffeyville, KS
- *25+/-miles to Bartlesville, OK
- *67+/-miles to Tulsa, OK
- *112+/- miles to Wichita, KS

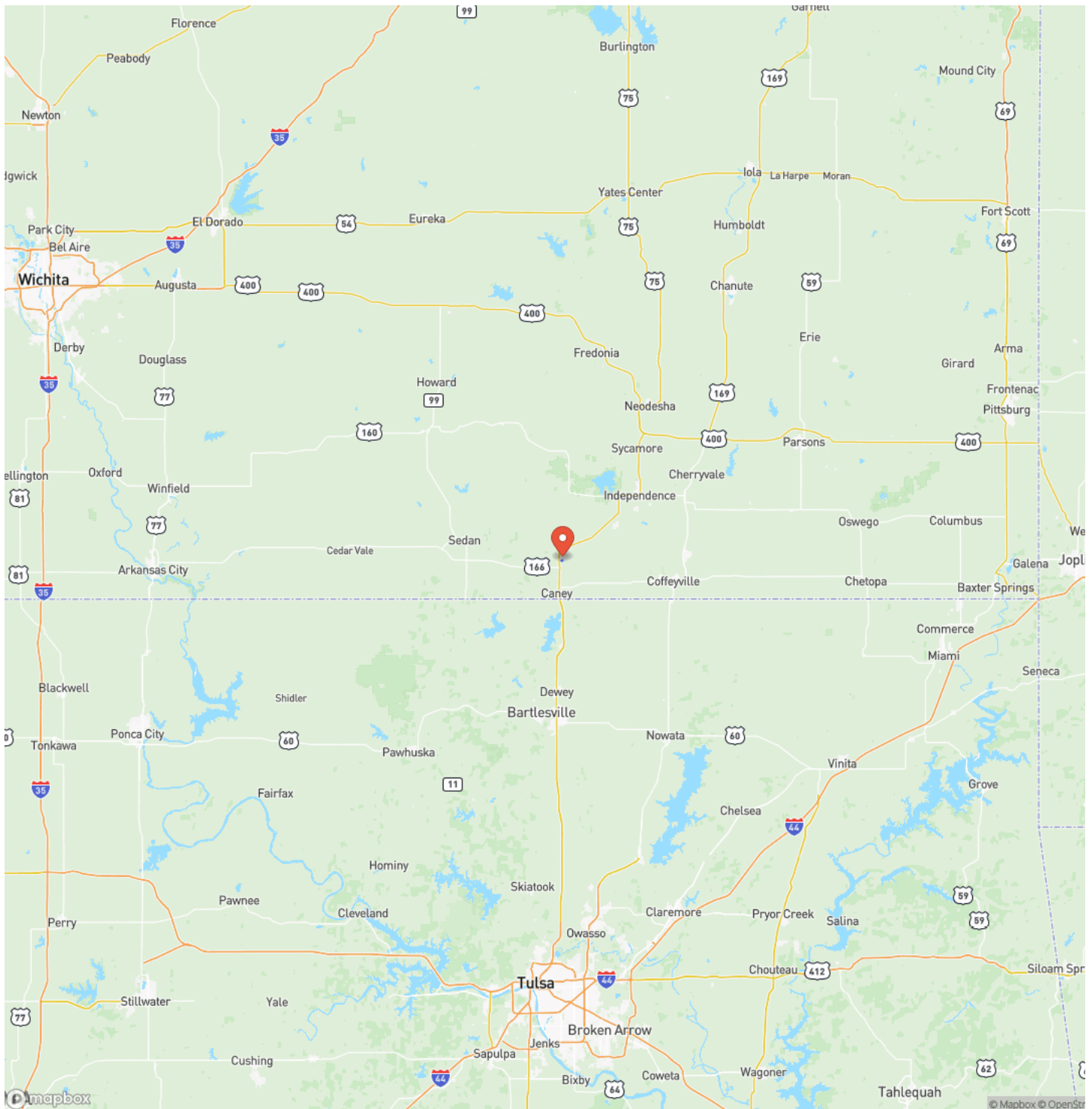
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Havana, KS / Montgomery County



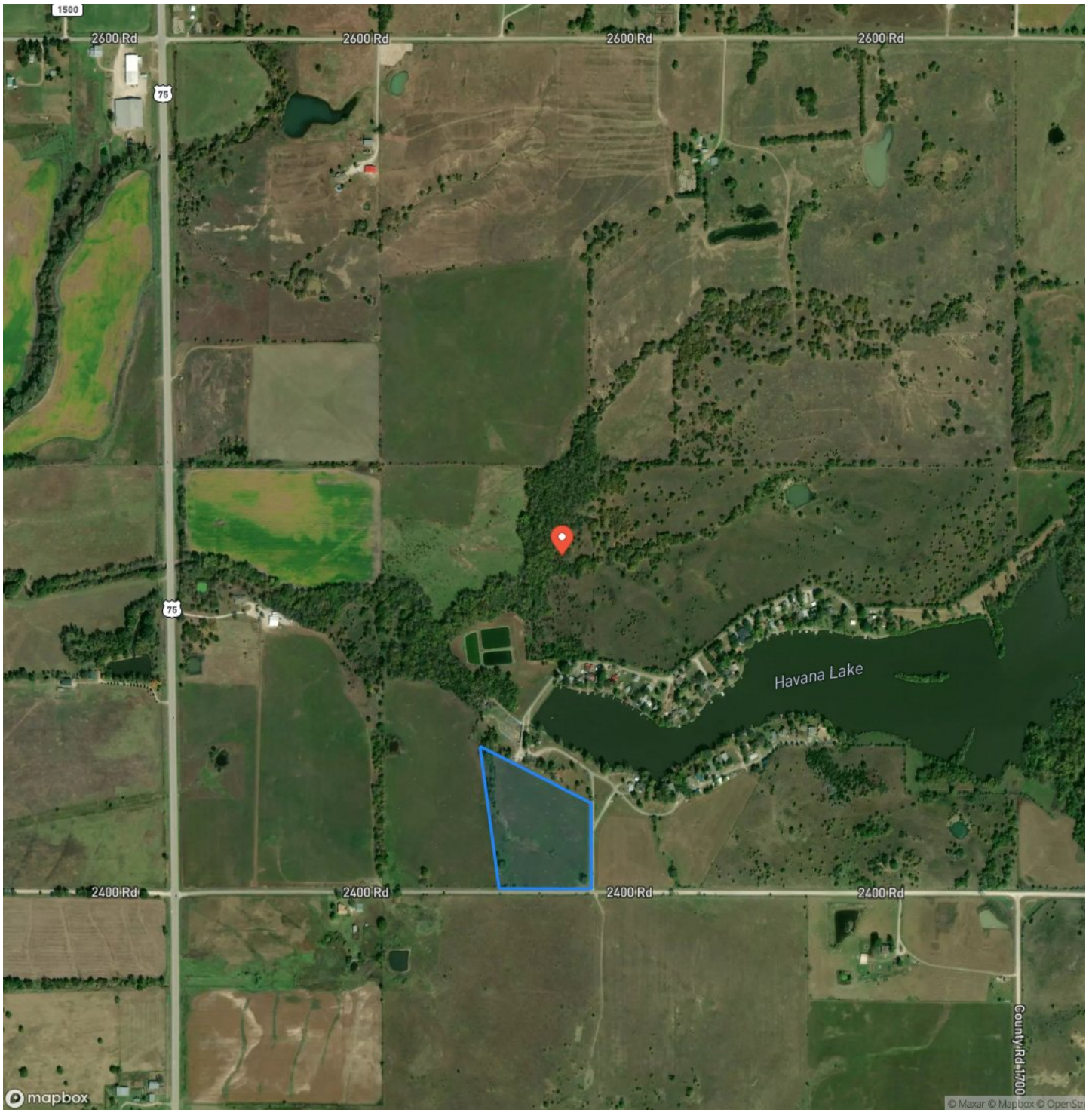
Locator Map



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

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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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