

14 acre Build, Graze, Hay
1550 CR 2400 14A
Havana, KS 67347

\$75,000
14± Acres
Montgomery County



14 acre Build, Graze, Hay
Havana, KS / Montgomery County

SUMMARY

Address

1550 CR 2400 14A

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.08305 / -95.922895

Acreage

14

Price

\$75,000

Property Website

<https://l2realtyinc.com/property/14-acre-build-graze-hay-montgomery-kansas/86080/>



14 acre Build, Graze, Hay Havana, KS / Montgomery County

PROPERTY DESCRIPTION

PRICE CORRECTED Located just 1/4 mile off Highway 75, this 14+/- acre tract offers the perfect balance of functionality, natural beauty, and accessibility. With blacktop road frontage and a gated entrance already in place, the property is easily accessible while still offering the privacy and serenity of rural living.

The gently rolling terrain is blanketed with native warm-season grasses, making it ideal for grazing or hay production. Whether you're a hobby farmer, livestock owner, or simply looking for wide open space, this land provides plenty of utility with room to grow.

For those seeking the ideal location to build, the property presents multiple estate build site options with scenic views and a peaceful atmosphere. With electricity and rural water available at the road, key infrastructure is already nearby—reducing the cost and complexity of future development.

From building your dream home or weekend getaway to starting a small ag operation or enjoying a private retreat, this versatile tract offers numerous possibilities in a hard-to-find size and setting.

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. Additional acreage is available. Property is agent-owned

*14+/- Acres

*Grazing Potential

*Hay Production

*Native Warm Season Grasses

*Estate Build Site Potential

*Rural Water Available

*Electric Available

*Rolling Terrain

*Blacktop Road Frontage

*Just 1/4 mile from HWY 75

*Gated Entrance

*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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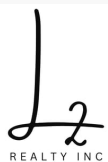
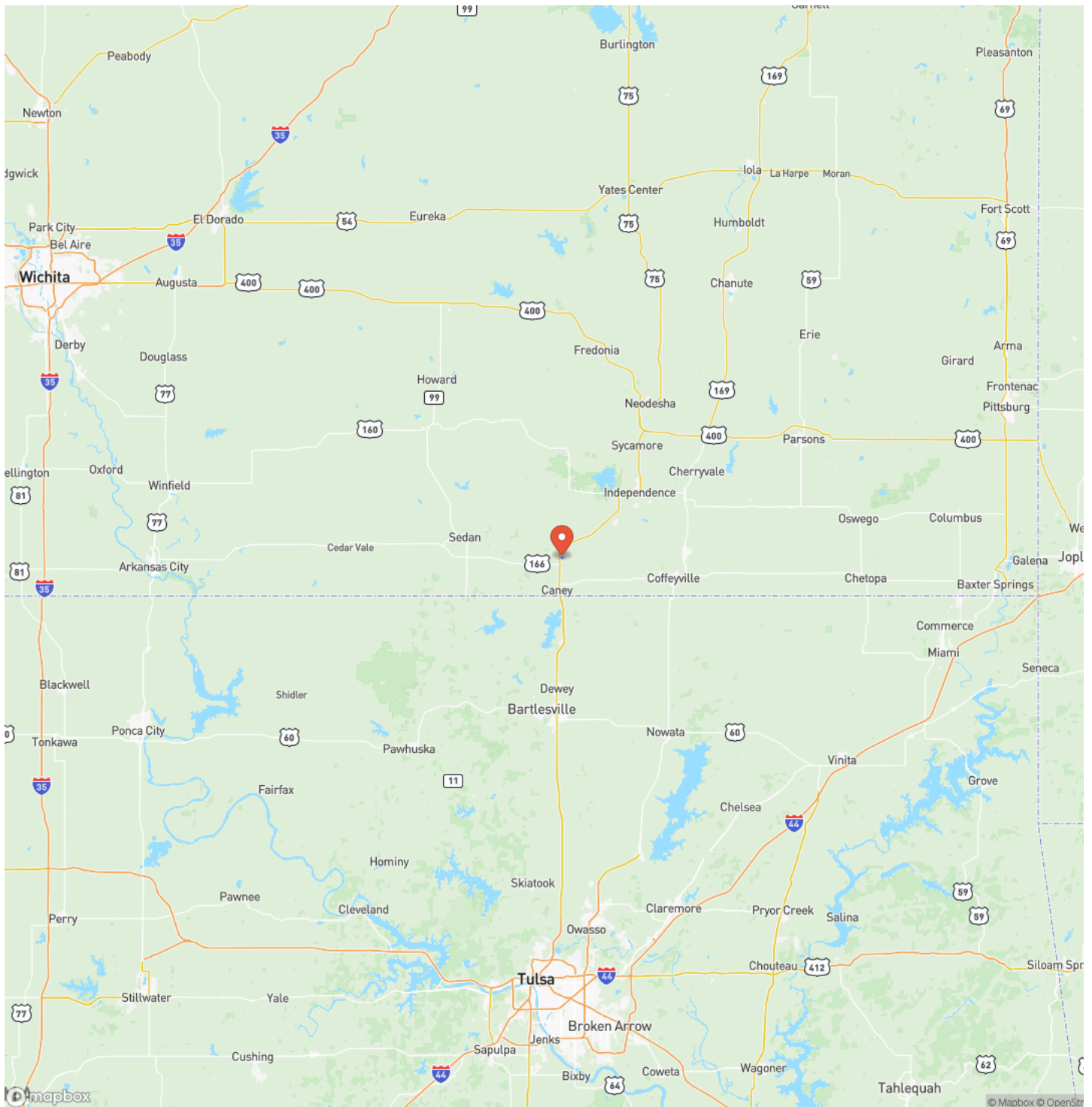


Locator Map



14 acre Build, Graze, Hay Havana, KS / Montgomery County

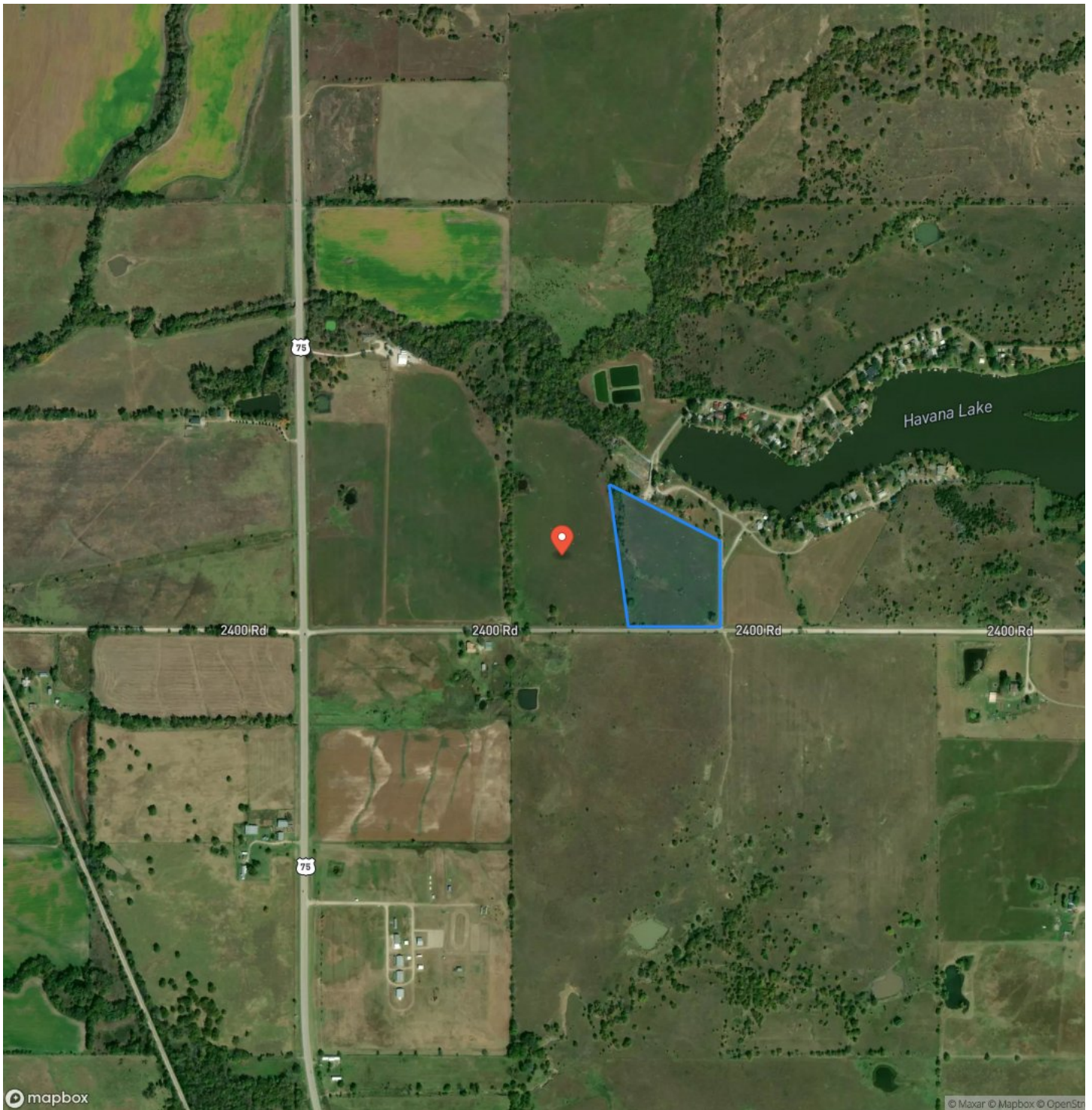
Locator Map



MORE INFO ONLINE:

L2realtyinc.com

Satellite Map



14 acre Build, Graze, Hay Havana, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@L2realtyinc.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

L2realtyinc.com

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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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