

12 acre Build, Graze, Hay  
1550 CR 2400 12A  
Havana, KS 67347

**\$96,000**  
12± Acres  
Montgomery County



**12 acre Build, Graze, Hay**  
**Havana, KS / Montgomery County**

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**SUMMARY**

**Address**

1550 CR 2400 12A

**City, State Zip**

Havana, KS 67347

**County**

Montgomery County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.08305 / -95.922895

**Acreage**

12

**Price**

\$96,000

**Property Website**

<https://l2realtyinc.com/property/12-acre-build-graze-hay-montgomery-kansas/86080/>





## 12 acre Build, Graze, Hay Havana, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

Located just 1/4 mile off Highway 75, this 12+/- 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](mailto:jkolb@L2realtyinc.com) with any questions or to schedule a private showing. Additional acreage is available. Property is agent-owned

\*12+/- 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

**MORE INFO ONLINE:**

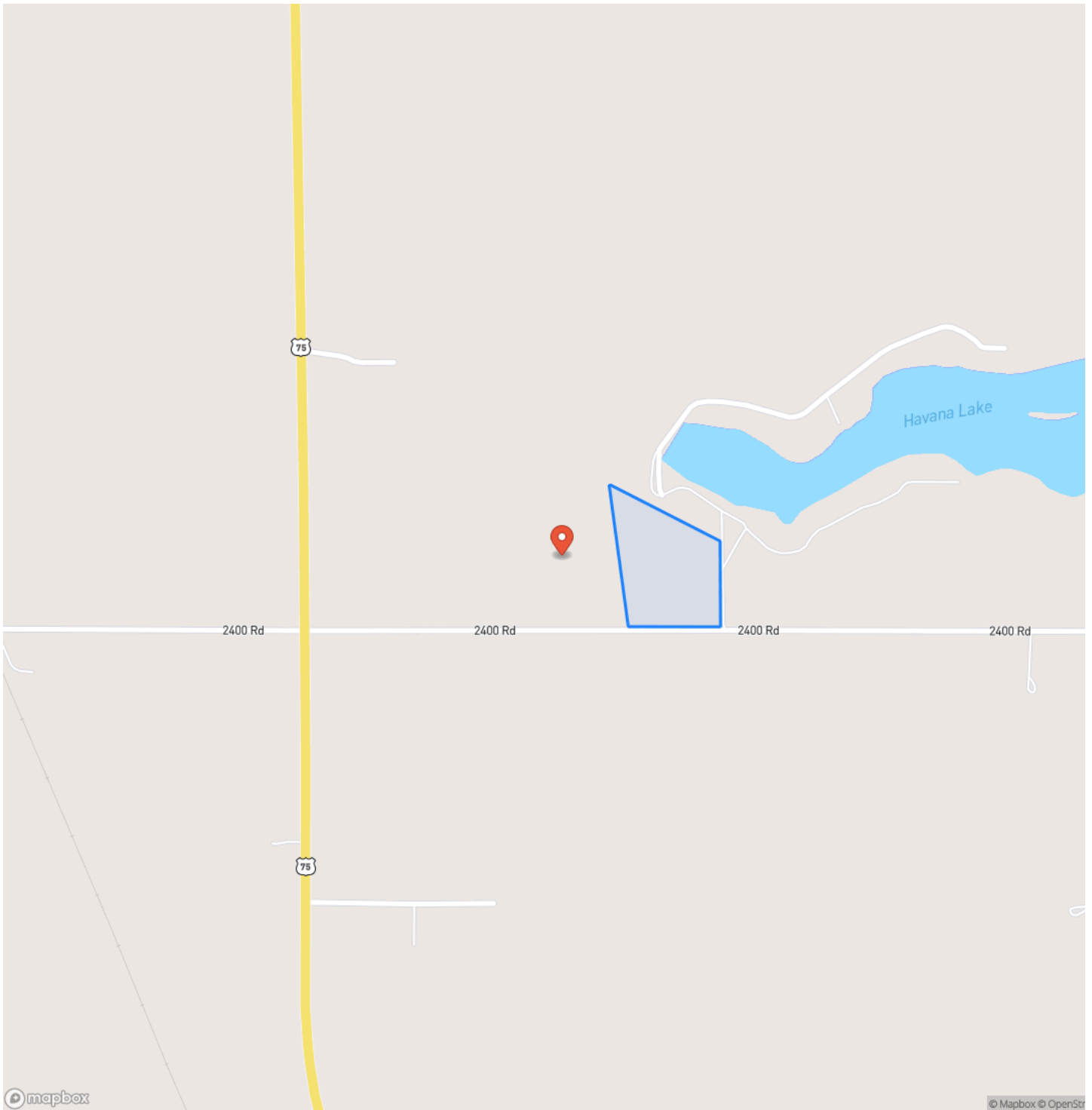
**[L2realtyinc.com](https://L2realtyinc.com)**

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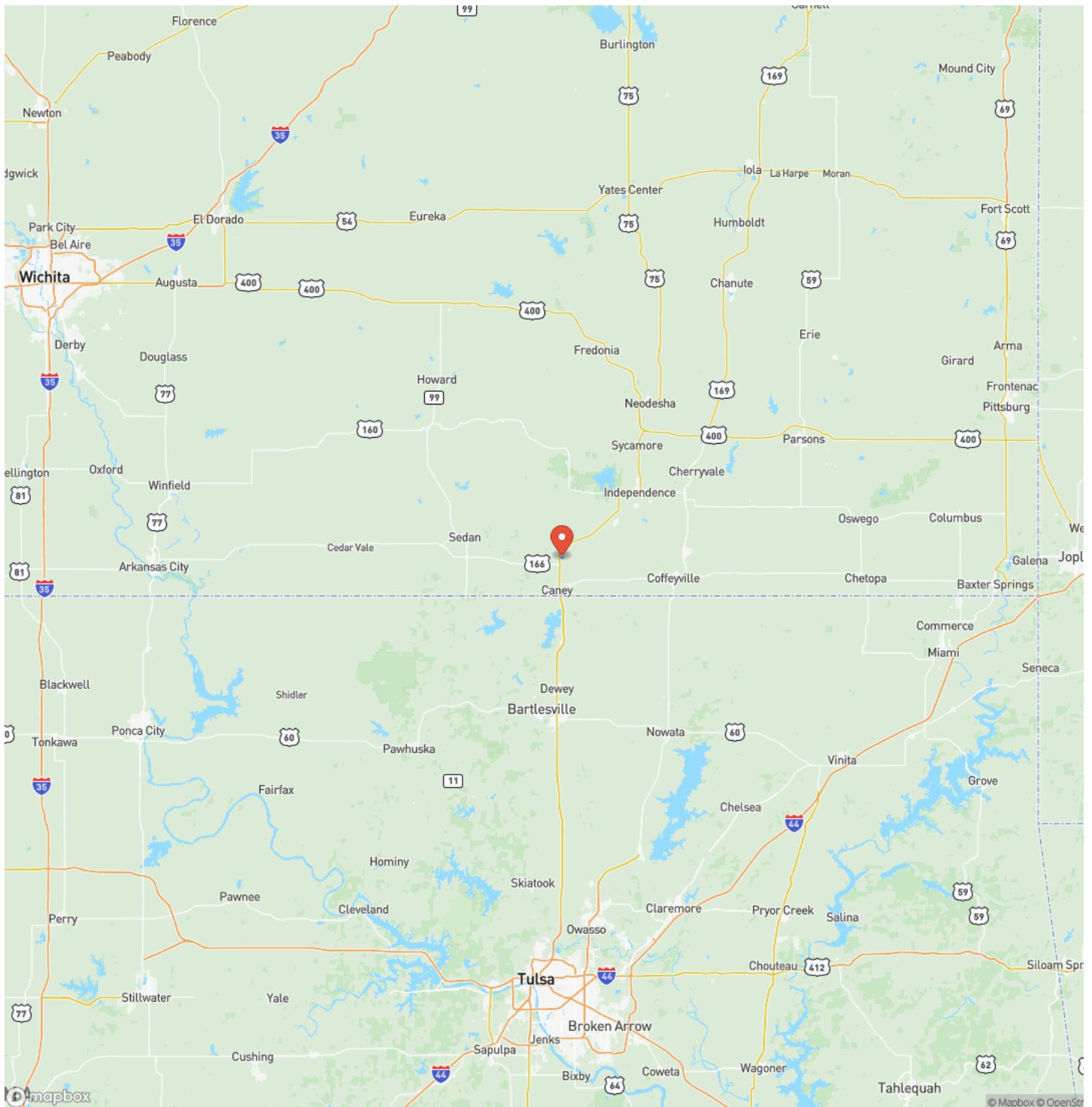


## Locator Map



## 12 acre Build, Graze, Hay Havana, KS / Montgomery County

## Locator Map

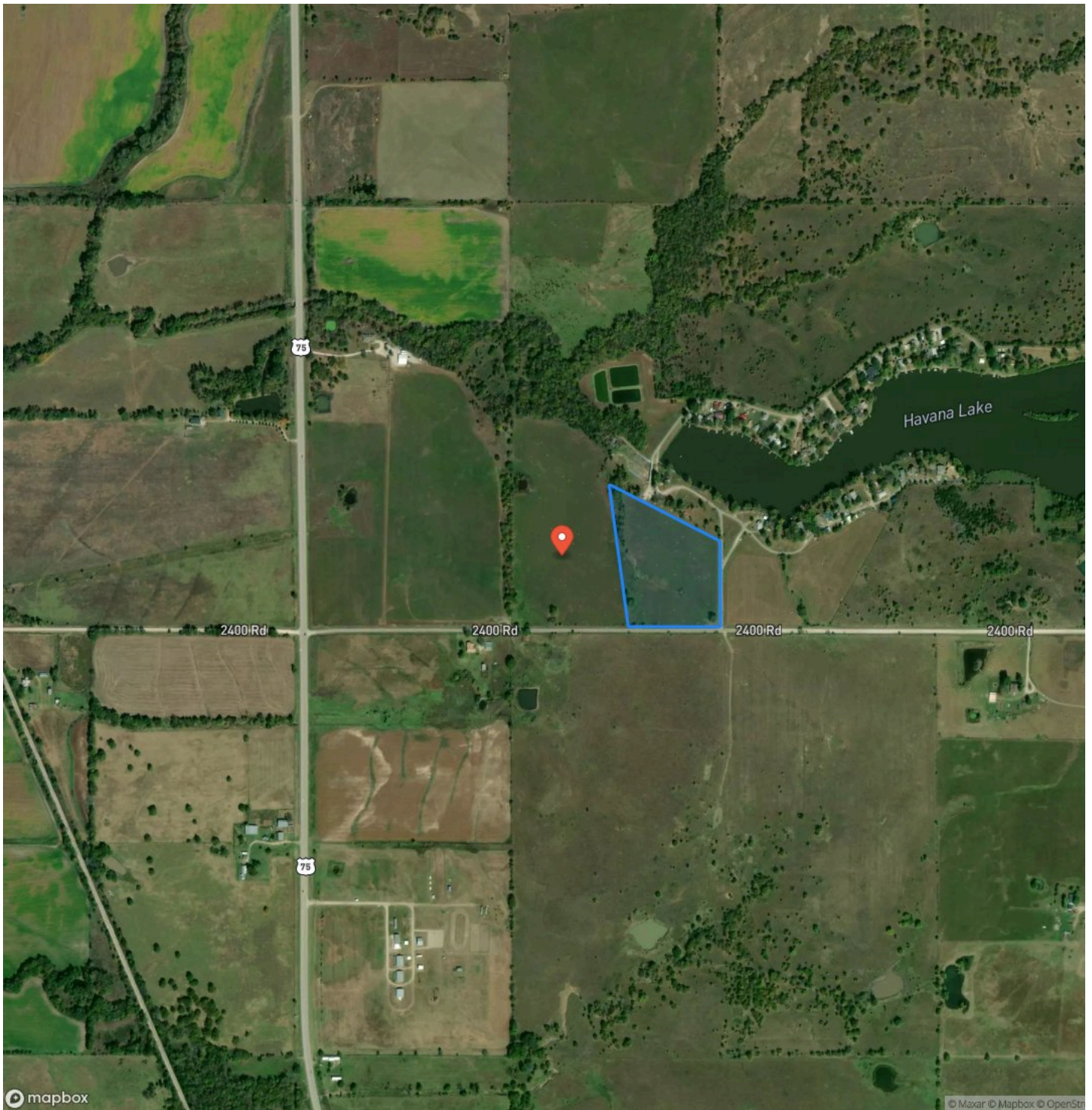


**MORE INFO ONLINE:**

**L2realtyinc.com**



## Satellite Map



## 12 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

[illegible]

**MORE INFO ONLINE:**

**L2realtyinc.com**



## 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**

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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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