

52+/- Acre Recreational and Build Potential MG County
1550 CR 2400 52A
Havana, KS 67347

\$234,000
52± Acres
Montgomery County



**52+/- Acre Recreational and Build Potential MG County
Havana, KS / Montgomery County**

SUMMARY

Address

1550 CR 2400 52A

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.087505 / -95.920142

Acreage

52

Price

\$234,000

Property Website

<https://l2realtyinc.com/property/52-acre-recreational-and-build-potential-mg-county-montgomery-kansas/86078/>



52+/- Acre Recreational and Build Potential MG County Havana, KS / Montgomery County

PROPERTY DESCRIPTION

Located just 1/4 mile off Highway 75, this 52+/- 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, 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, and an established pond, that was just recently cleaned out. 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 two entrances, there's plenty of space for a main residence, outbuildings, or a horse barn. The lush grass meadow is ideal for both grazing or 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.*

*52+/- Acres

*Grazing Potential

*Hay Production

*Native Warm Season Grasses

*Tame Cool Season Grasses

*Estate Build Site Potential

*Rural Water Available

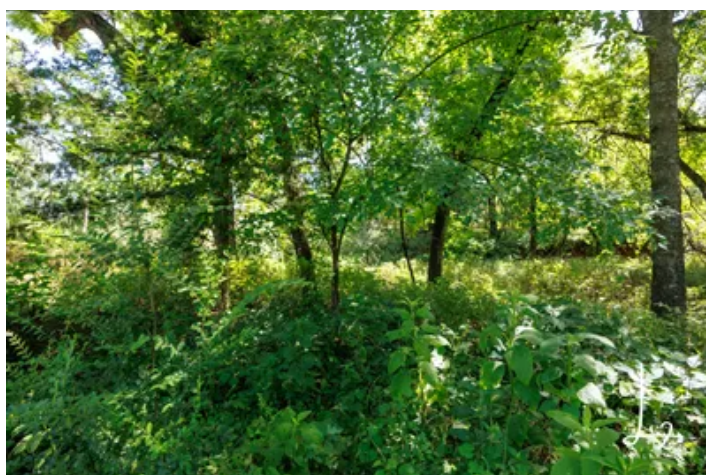
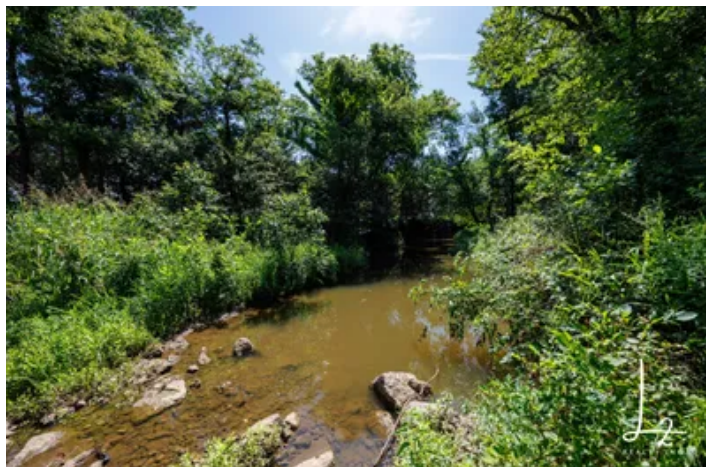
*Electric Available

MORE INFO ONLINE:

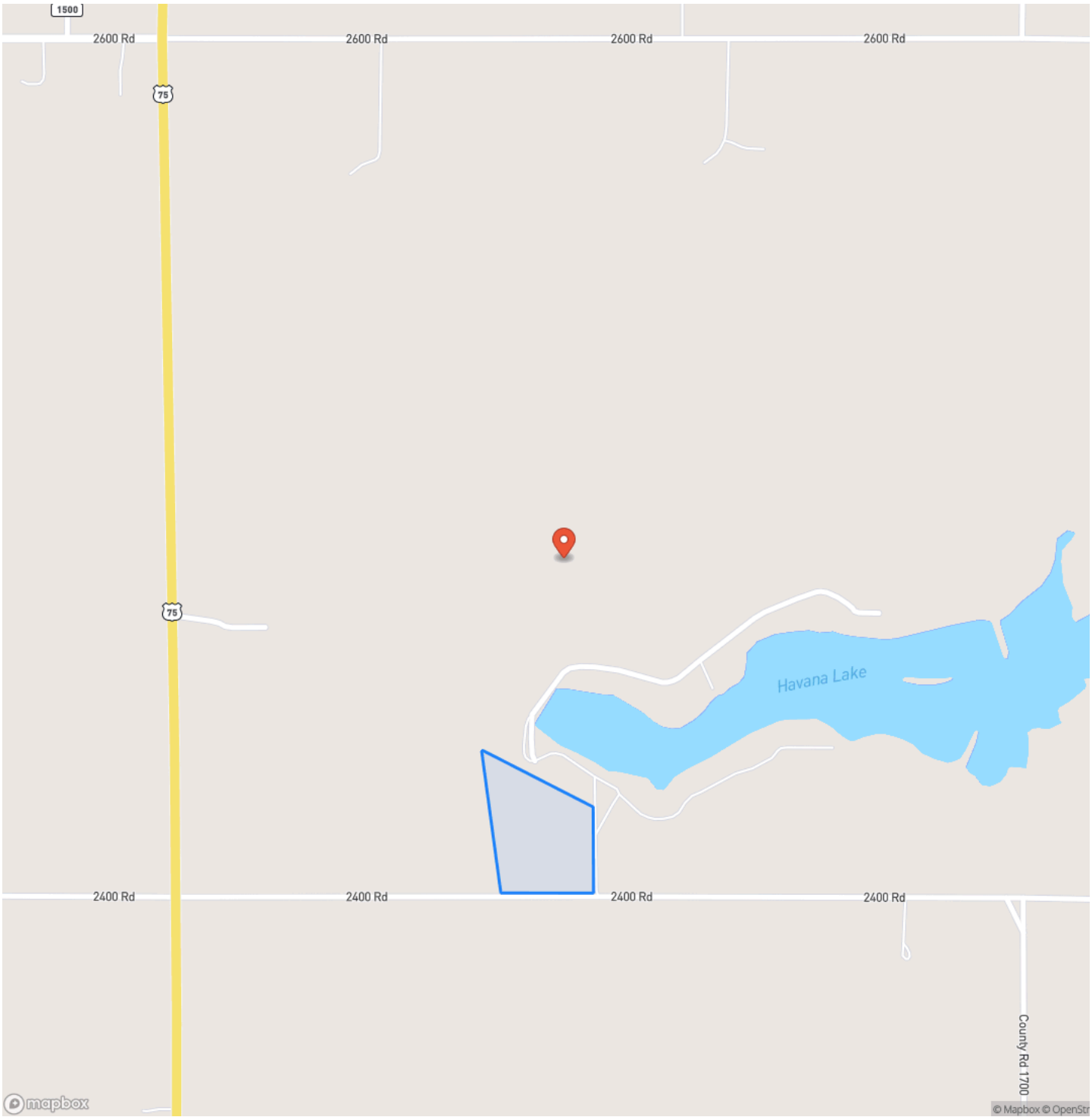
[L2realtyinc.com](https://www.L2realtyinc.com)

- *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
- *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

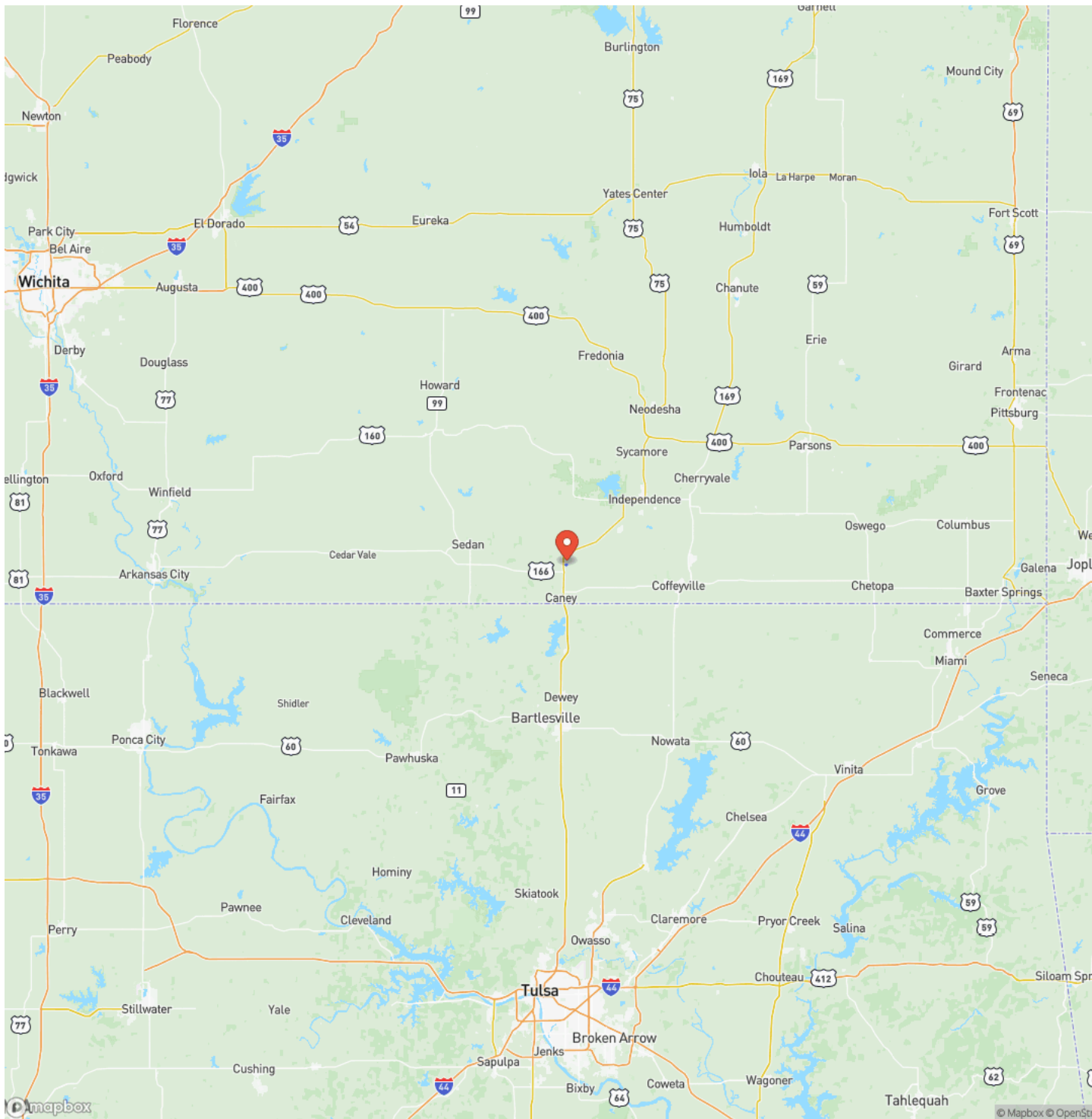
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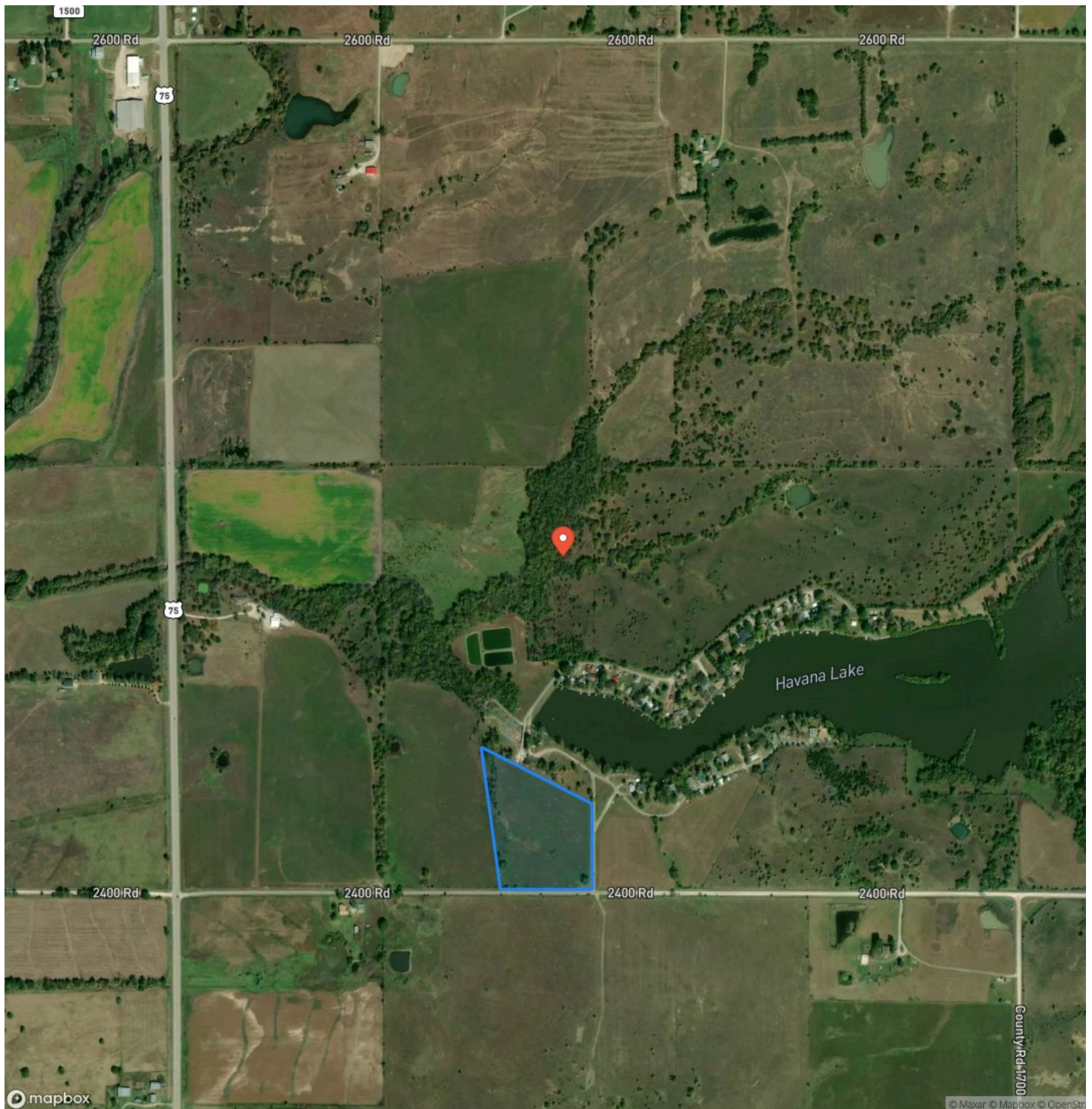
Locator Map



Locator Map



Satellite Map



52+/- Acre Recreational and Build Potential MG County Havana, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

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jkolb@L2realtyinc.com

Address

City / State / Zip

NOTES

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