

KSOK Addition Lot 2 With Home
1380 CR 4000
Elk City, KS 67344

\$175,000
17.461± Acres
Montgomery County



KSOK Addition Lot 2 With Home
Elk City, KS / Montgomery County

SUMMARY

Address

1380 CR 4000

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Ranches, Residential Property

Latitude / Longitude

37.19643 / -95.931844

Dwelling Square Feet

1380

Bedrooms / Bathrooms

2 / 1

Acreage

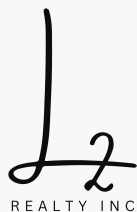
17.461

Price

\$175,000

Property Website

<https://l2realtyinc.com/property/ksok-addition-lot-2-with-home-montgomery-kansas/42280/>



KSOK Addition Lot 2 With Home Elk City, KS / Montgomery County

PROPERTY DESCRIPTION

Welcome home to the KSOK Addition. Centrally located between Elk City and Havana this addition offers the peace and solitude of rural living, while never leaving the convenience of a blacktop road. Lot 2 consists of 17.461 acres that boasts a delightful bungalow among other features. The bungalow provides a warm and inviting atmosphere to call home. Consisting of 1305 square feet, and featuring two bedrooms and a bathroom, this residence offers a comfortable living space that is perfect for relaxation and everyday convenience. Also featuring a living area, kitchen, and utility room, take advantage of the "greenhouse" addition connected to the South side of the home for year round produce or flowers. In addition to the bungalow, the property features several outbuildings, including a spacious 30'x39', a 26'x30', as well as an additional 32'x36' outbuilding. These versatile outbuildings offer endless possibilities, whether you need storage for equipment, a workshop, or a dedicated area for hobbies or projects. For those interested in working with livestock, Lot 2 comes equipped with convenient set of working pens. These pens provide a functional and organized area for managing livestock and handling day-to-day operations with ease, while the property also offers a pasture area and small trap for livestock as well. The property also benefits from a wet weather drainage system, that serves as a seasonal water source for livestock, or would also be perfect for the addition of a small pond to further enhance the property. Located in USD#446 school district and with convenient blacktop road frontage, the property sets up well as a family first ranch, or for a family that is or is wanting to become active in 4H. Internal fencing will need to be installed should property owner require it, while all mineral rights will transfer. Contact Land Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com.

*17.461 Acres

*1305 Square Feet Bungalow

*2 Bedroom

*Bathroom

*Multiple Outbuildings

*30'x39'

*32'x36'

*26'x30'

*Working Pens

*"Greenhouse"

*USD #446 School District

*Blacktop Road Frontage

*Grazing Potential

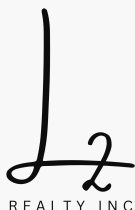
*Wet Weather Drainage Ditch

*Wildlife

*9+/- miles to HWY 75

*13+/- miles to Independence

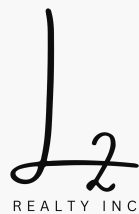
*13+/- miles to Caney, KS



*33+/- miles to Bartlesville, OK

*75+/- miles to Tulsa, OK

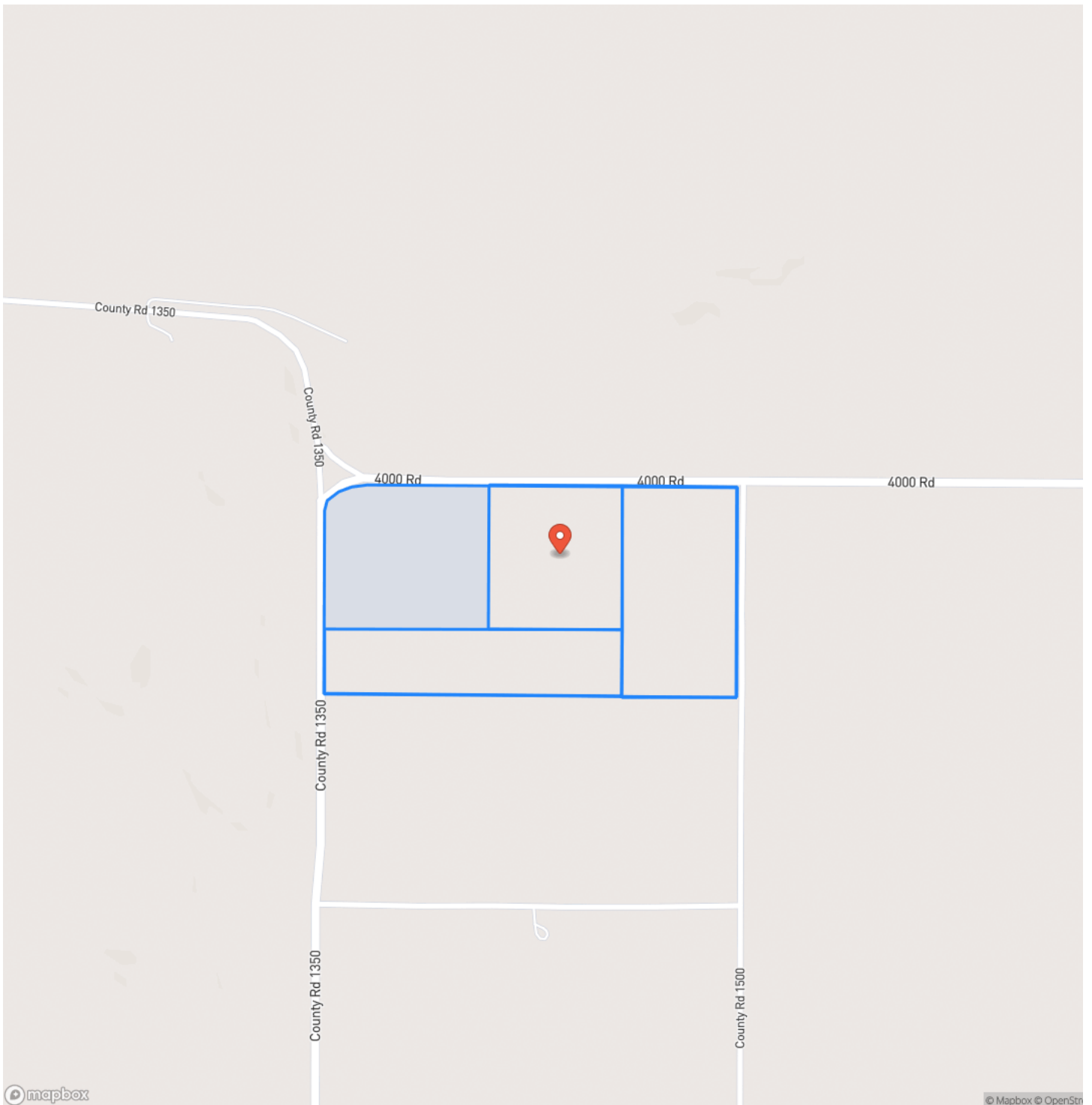
*112+/- miles to Wichita, KS



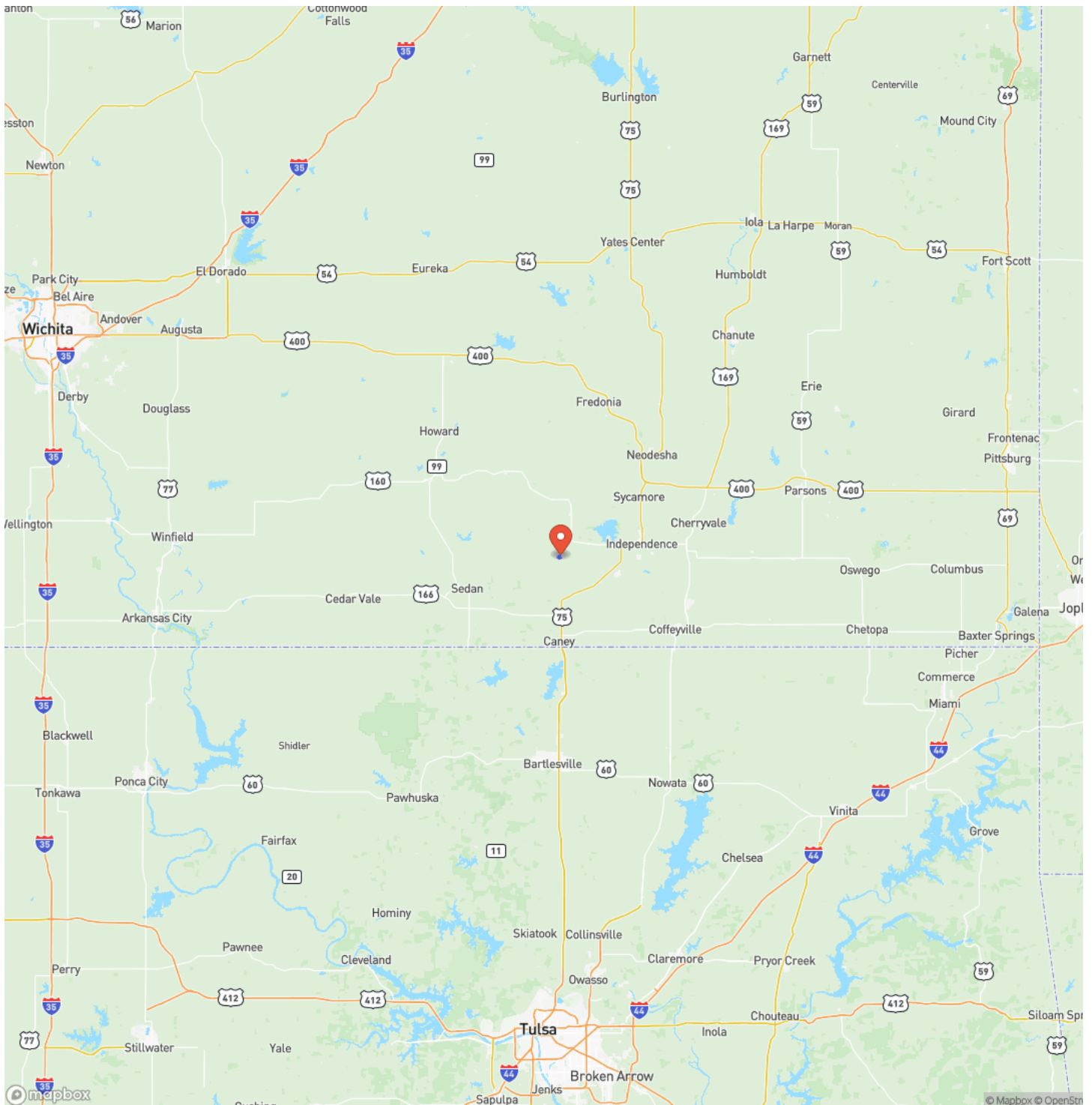
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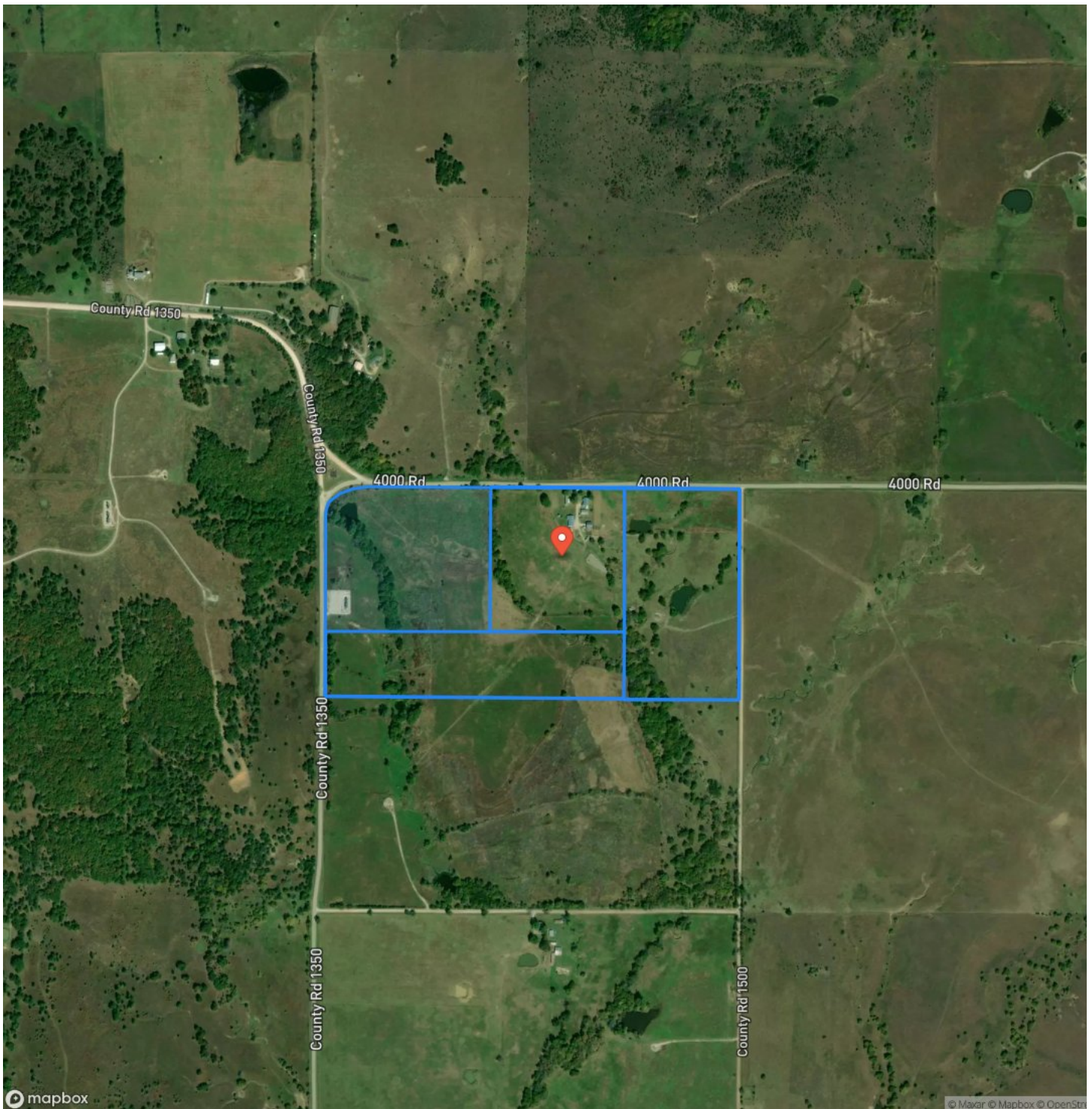
Locator Map



Locator Map



Satellite Map





Havana, KS 67347

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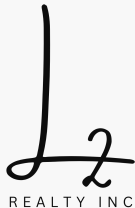
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