

**10 Acre Estate Build Potential**  
**1550 CR 2400 10A**  
**Havana, KS 67347**

**\$70,000**  
**10± Acres**  
**Montgomery County**



## 10 Acre Estate Build Potential

### Havana, KS / Montgomery County

#### **SUMMARY**

##### **Address**

1550 CR 2400 10A

##### **City, State Zip**

Havana, KS 67347

##### **County**

Montgomery County

##### **Type**

Undeveloped Land

##### **Latitude / Longitude**

37.08305 / -95.922895

##### **Acreage**

10

##### **Price**

\$70,000

##### **Property Website**

<https://l2realtyinc.com/property/10-acre-estate-build-potential-montgomery-kansas/86081/>





## 10 Acre Estate Build Potential Havana, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

**\*\*PRICE CORRECTED\*** Located just 1/4 mile off Highway 75 and adjacent to the Havana Lake Association entrance, this 10+/- acre tract offers a rare combination of peaceful rural living, convenience, and long-term potential. With blacktop road frontage and an established oversized entrance already in place, access to the property is quick and easy.

The rolling terrain is covered in native warm-season grasses, offering both grazing and hay production potential. Whether you're looking to establish a small agricultural operation or simply enjoy the open space, the land provides multiple uses.

With scenic views and gently sloping ground, the property also presents a great opportunity for an estate build site. Enjoy privacy and elbow room while still being within minutes of town conveniences. The landscape also allows for the potential creation of a water feature, enhancing both aesthetics and functionality.

Whether you're looking to build in USD 436 or for that perfect estate and horse property, this small acreage tract offers a setting that has to be seen to be appreciated.

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

\*10+/- 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

\*Established Oversized Entrance

\*Water Feature Potential

\*Adjacent to Havana Lake Association Entranc

\*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



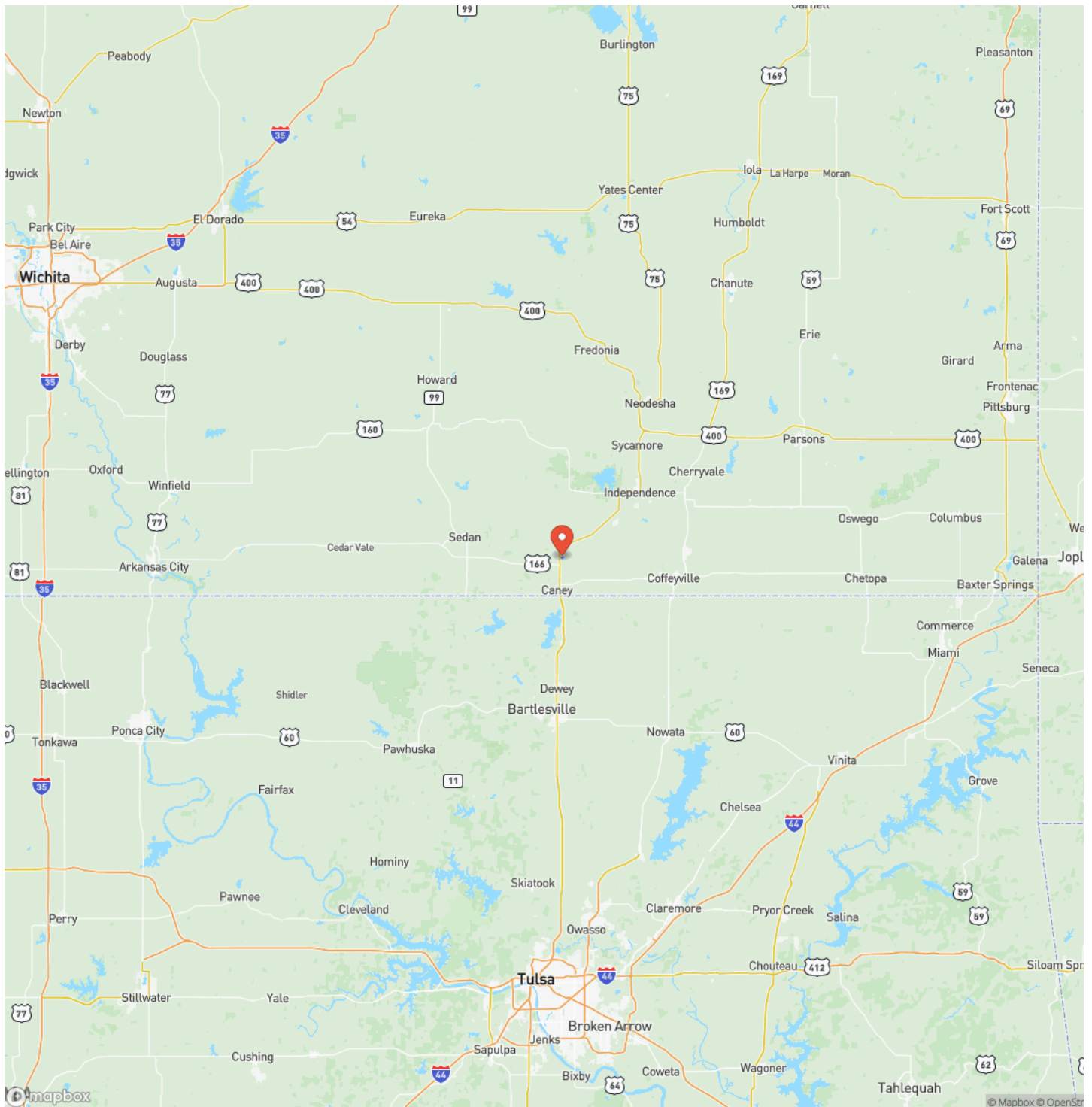
**10 Acre Estate Build Potential**  
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## Locator Map

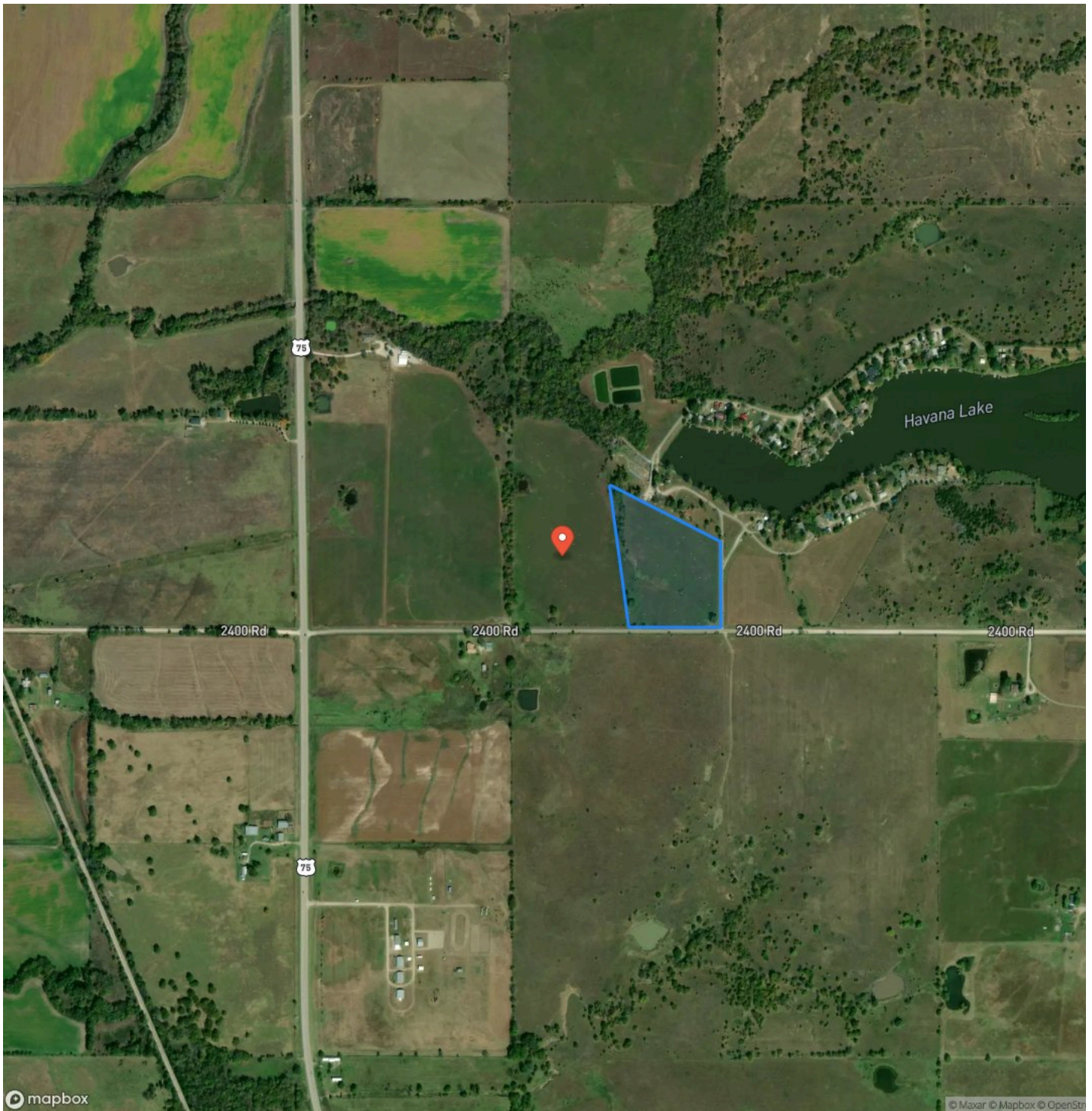


## Locator Map





## Satellite Map





## 10 Acre Estate Build Potential

### 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 run across the width of the page. There are no margins, text, or other markings on the paper.

## 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**

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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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