

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

\$65,000
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

\$65,000

Property Website

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



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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 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



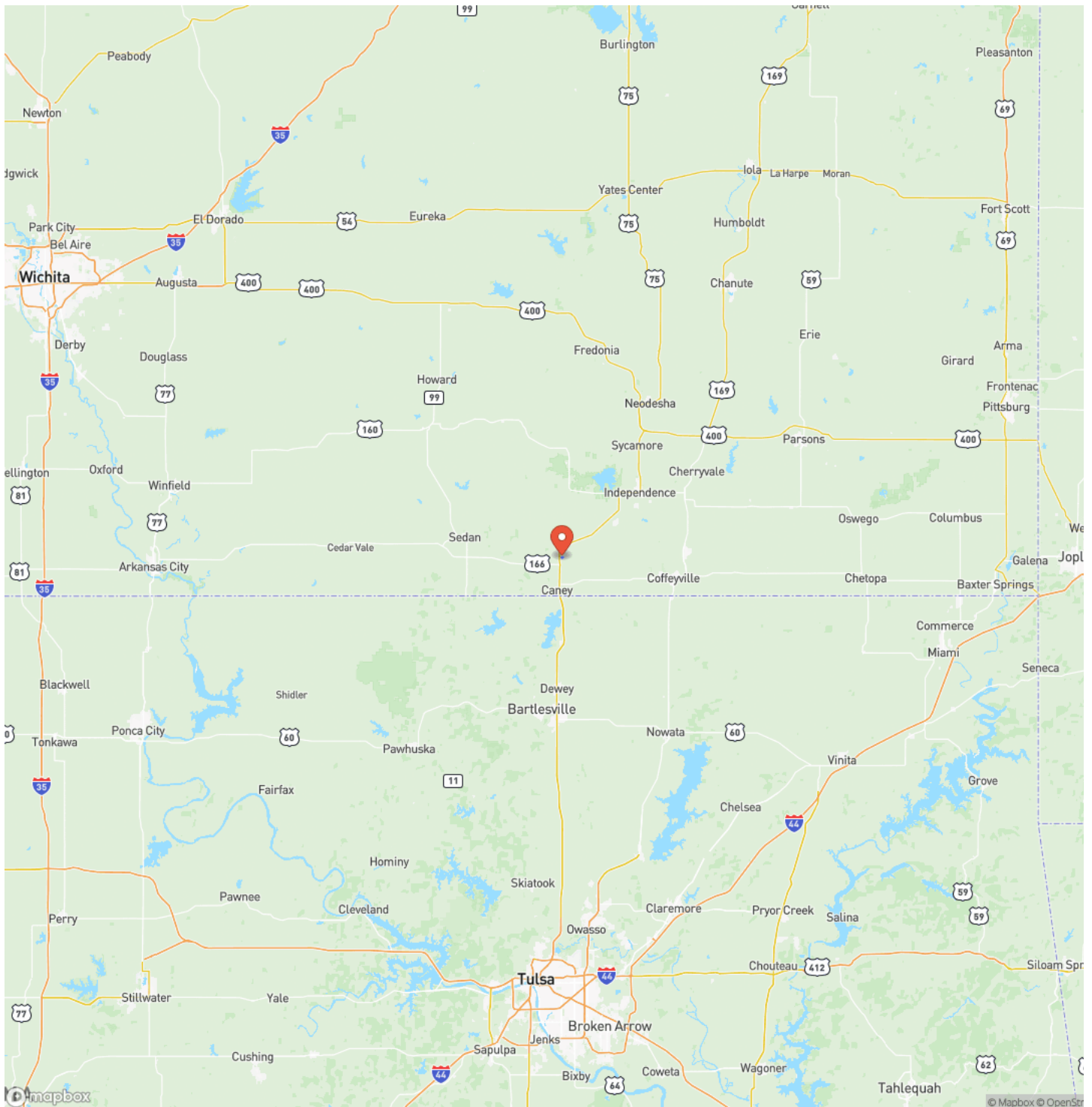
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Locator Map



Locator Map



Satellite Map



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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 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.

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L2realtyinc.com

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