

Country Estate 27
2834 CR 3900
Independence, KS 67301

\$399,999
27± Acres
Montgomery County



Country Estate 27
Independence, KS / Montgomery County

SUMMARY

Address

2834 CR 3900

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Residential Property, Recreational Land, Ranches, Horse Property

Latitude / Longitude

37.114241 / -95.707982

Dwelling Square Feet

5250

Bedrooms / Bathrooms

4 / 4

Acreage

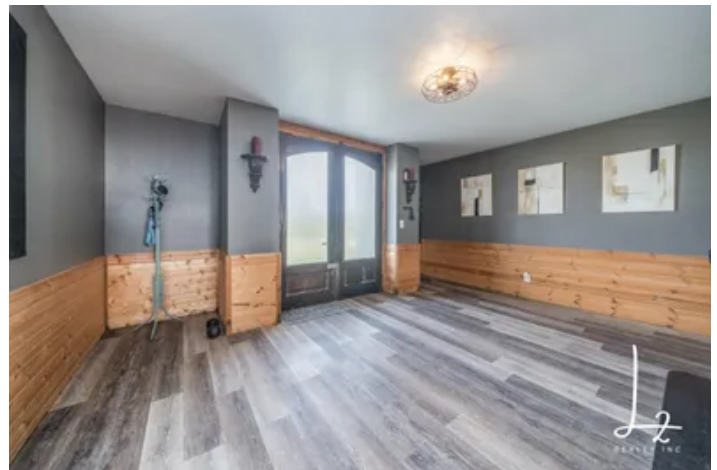
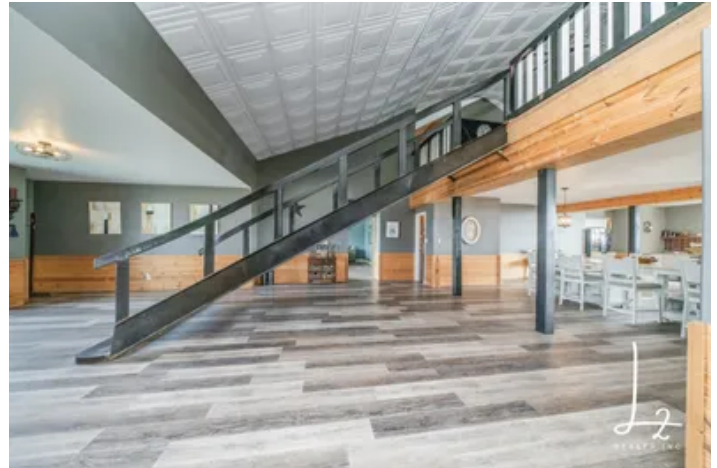
27

Price

\$399,999

Property Website

<https://l2realtyinc.com/property/country-estate-27-montgomery-kansas/53715/>



Country Estate 27

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PROPERTY DESCRIPTION

****PROPERTY QUALIFIES FOR VA ASSUMPTION LOAN AT 2.99%! CONTACT LISTING AGENT FOR MORE DETAILS****Welcome home to this countryside retreat. Spanning approximately 27 acres of rolling country side, with views in all directions, and overlooking a tranquil 2+/- acre spring-fed pond, this estate is conveniently situated between Independence and Coffeyville. The blacktop road frontage provides easy access to other nearby towns and cities, offering the perfect balance of modern convenience and accessibility, with seclusion and country living.

The property consists of mostly rolling native grass, that has most recently been used in hay production. However, the multiple scattered fingers of timber make natural travel corridors for wildlife, and the property includes a secluded area that has been utilized for whitetail deer hunting. Equipped with a large permanent blind, this area would be an ideal food plot location, that would only further enhance the wildlife. The spring-fed pond is perfect for leisurely freshwater fishing and is known to attract waterfowl, while also being big enough for a small paddle boat, offering endless opportunities to connect with nature.

At the heart of the estate lies a magnificent 5250 sq.ft. home, meticulously designed to blend safety with comfort. Boasting 4 bedrooms, 4 full bathrooms, and 2 half bathrooms across 1.5 stories, this residence offers ample space for relaxation and entertainment. Unwind in the large master suite featuring walk-in closets and a luxurious master bath with walk-in shower, that you can get lost in. Entertain family and friends in the open layout that makes up the expansive living area, dining room, and custom kitchen. Upstairs, you will find 3 additional bedrooms, each equipped its own personal bathroom, as well as separate climate-controlled mini-splits.

Seamlessly blending indoor and outdoor living, a sprawling 1500 sq.ft. back deck provides the perfect setting for gatherings or quiet moments of contemplation in the morning sun. Radiant floor heating ensures comfort throughout, while a 3-car oversized pull-through attached garage offers ample space for vehicles and storage. The south end of the home offers year-round recreational enjoyment in the 1250 sq.ft. indoor pool room complete with a 10' deep pool and diving board.

Designed with safety in mind, the entire home construction is of concrete and is said to be rated for up to 200+ mph winds. In addition to safety, the concrete also insulates, and making temperature regulation much easier and the home economical to heat and cool.

Experience the epitome of rural living combined with modern convenience. Schedule your private tour today and discover the endless possibilities awaiting you at this extraordinary countryside estate.

Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com to schedule a private showing or with any questions. Sellers request a minimum of 6 hours' notice for all showings.

*27+/- Acres

*2+/- Acre Spring Fed Pond

*Rolling terrain

*Hay production

*Whitetail Deer hunting

*Blacktop Road Frontage

*Freshwater fishing

*Waterfowl hunting

*5250 sq.ft. home

*4 bedroom

MORE INFO ONLINE:

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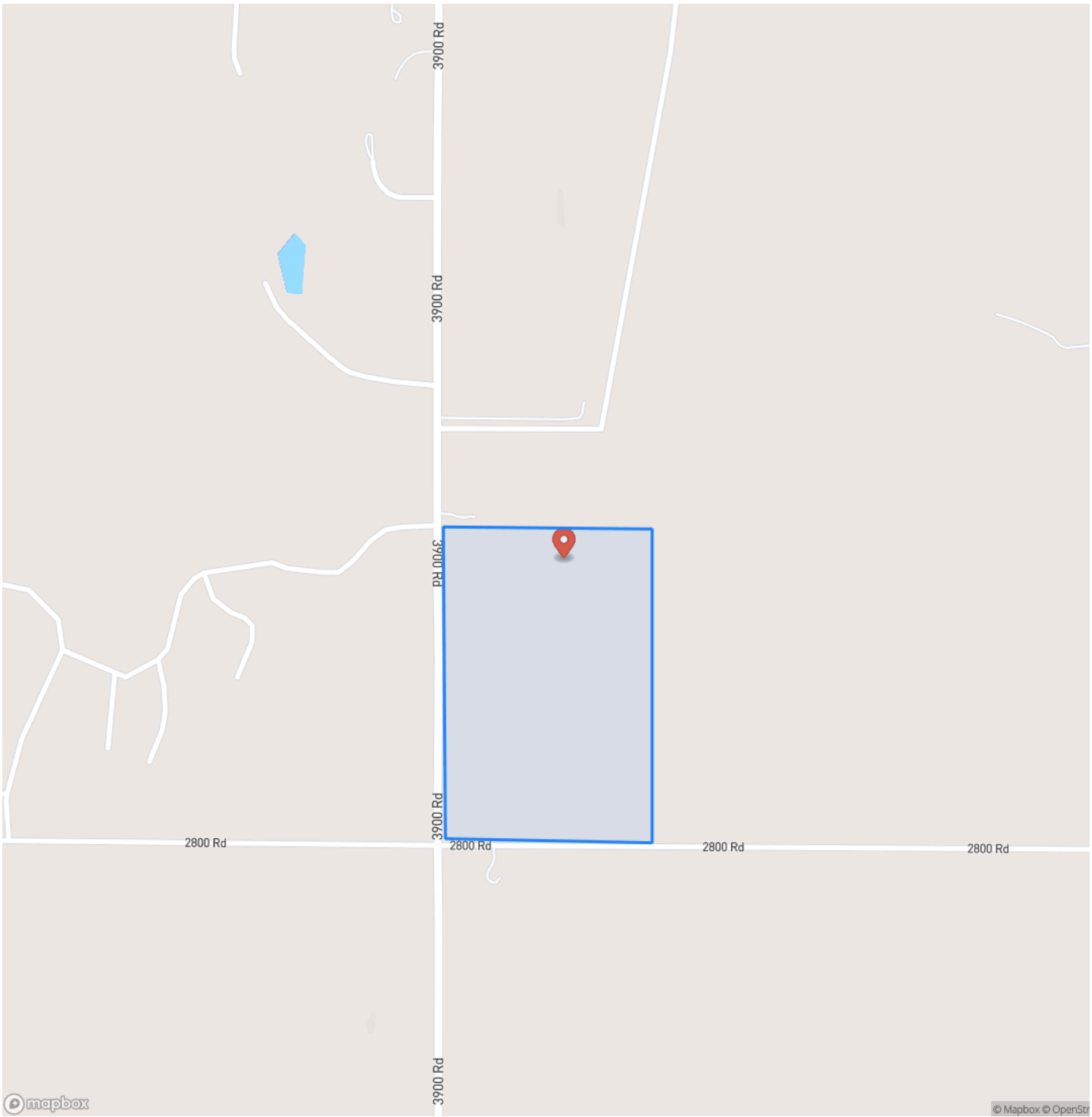
- *3 full bathroom
- *2 1/2 bathroom
- *1 1/2 Story
- *Custom Kitchen
- *Large master suite
- *Walk in closets
- *Walk in Shower
- *1250 sq. ft. Indoor Pool Room
- *10' deep pool with diving board
- *1500 sq. ft. back deck
- *Radiant Floor heat
- *3 car oversized pull through attached garage
- *Water well
- *5 miles to Independence, KS
- *7 miles to Coffeyville, KS
- *17 miles to Caney, KS
- *38 miles to Bartlesville, OK
- *73 miles to Joplin, MO



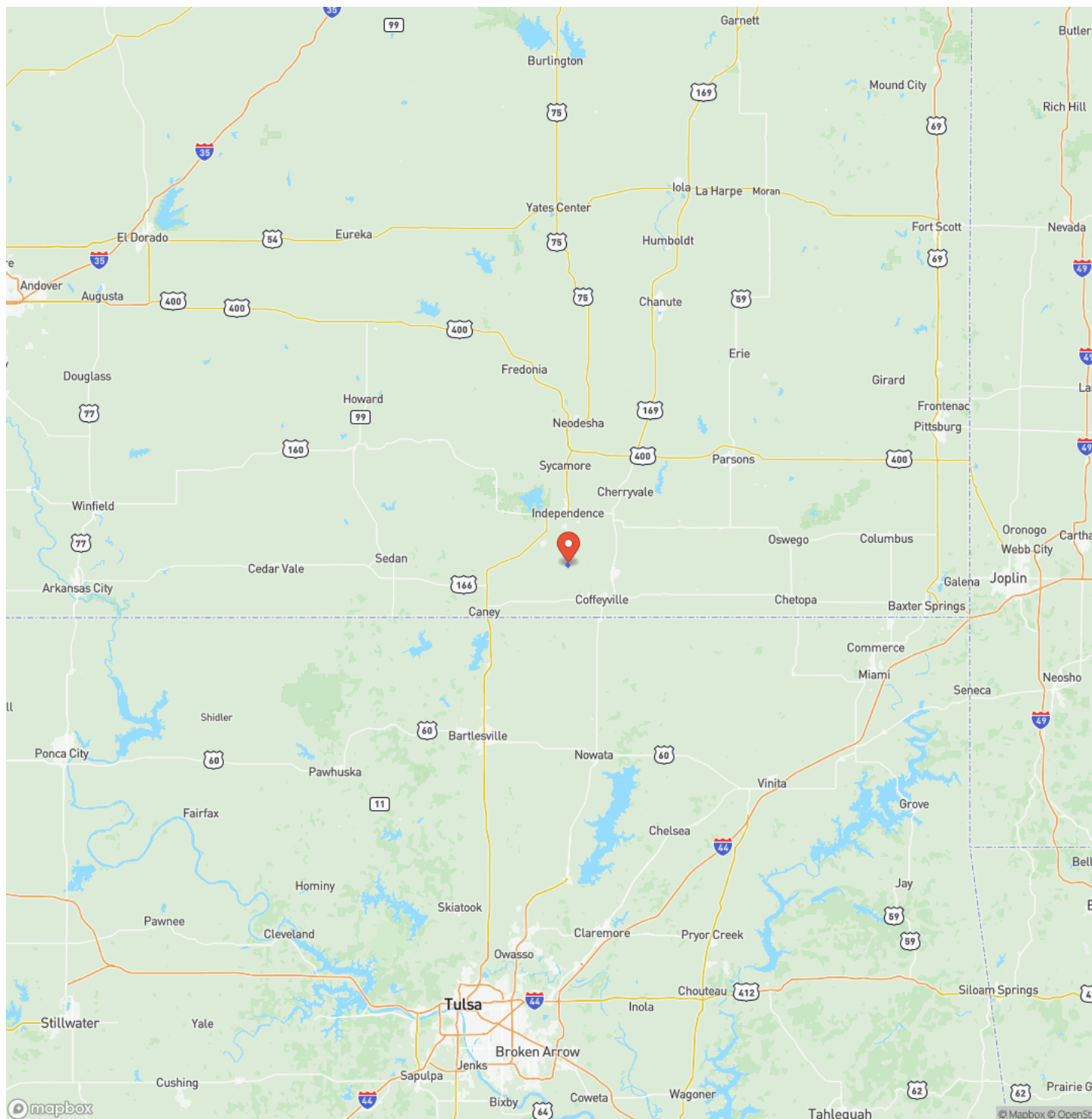
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Independence, KS / Montgomery County



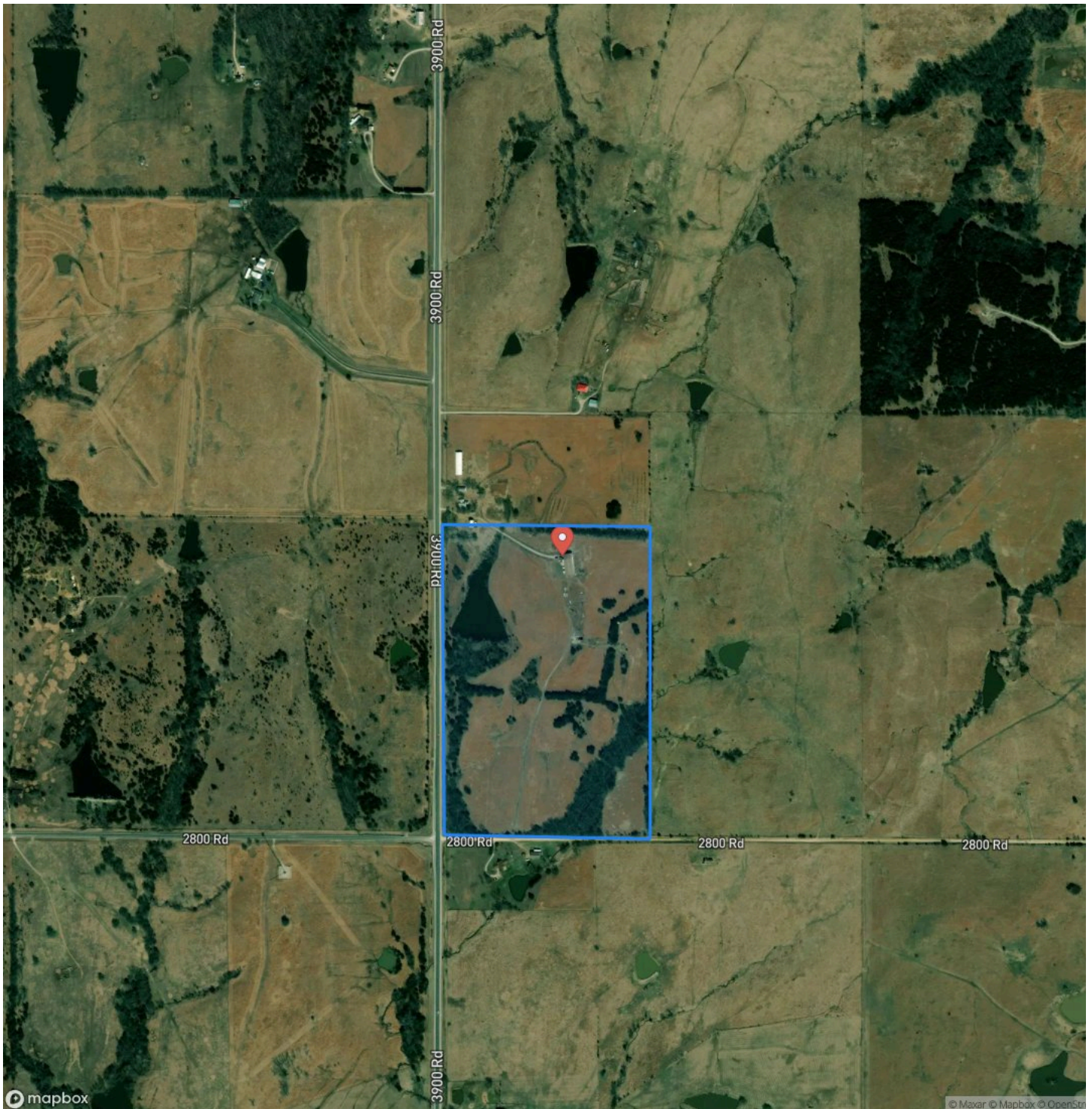
Locator Map



Locator Map



Satellite Map



Country Estate 27
Independence, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

L2kslandman@gmail.com

Address

City / State / Zip

Havana, KS 67347

NOTES

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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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