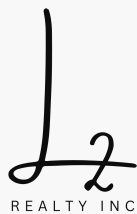


Coffeyville 20
2051 CR 4550
Coffeyville, KS 67337

\$90,000
20± Acres
Montgomery County



Coffeyville 20
Coffeyville, KS / Montgomery County

SUMMARY

Address

2051 CR 4550

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.064566 / -95.649348

Acreage

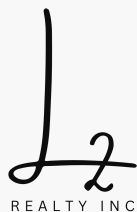
20

Price

\$90,000

Property Website

<https://l2realtyinc.com/property/coffeyville-20-montgomery-kansas/42981/>



PROPERTY DESCRIPTION

PRICE CORRECTIONJust outside of the Coffeyville city limits off of Cline Road and across from Hillcrest Country Club, lies this 20+/- rolling acres ready to be developed into your personal manicured build site, or for anyone looking for small acreage that will allow some hunting opportunities. The entrance will be off of Cline Road providing paved road access and with multiple elevation changes found throughout, the property offers multiple potential build sites . Take advantage of the elevation changes and overlook the wet weather drainage, while also being able to offer seclusion by being able to build off the road. Locations like these are hard to find and are sure to provide all of the necessities of town with city limits being just yards from the property, while still offering the privacy of country living and the addition of stunning views. If looking to entertain the family, the property will offer enough grazing potential to support 4H projects, with perimeter fencing being in place with some areas needing work and one section that will need to be completed after the survey. If utilizing the property for stock, the wet weather drainage that runs through the property will provide a seasonal water source, however the addition of a pond would be a better year round watersource for both stock and wildlife. Speaking of wildlife the property also sets up well to offer multiple recreational opportunities, such UTV riding and hunting. Multiple thickets and small woodlots dot the property, while the tree lined wet weather drainage provides an ideal travel corridor connecting the larger woodlots to the west and the golf course to the east as the resident whitetail deer population is known for crossing Cline Road to graze on the neighboring golf course. Multiple tree stand locations are located along this travel corridor as well as multiple locations that set up for supplemental feeding areas and can be utilized with multiple wind directions. Part of the property was once used as tillable acreage and the addition of a permanent year round food plot would only enhance the property and the wildlife. Turkeys and small game such as quail are also known to frequent the property. If hunting doesn't interest you, simply enjoy watching the wildlife as you enjoy the property. With multiple elevation changes, the property is also ideal for UTV/ATV riding or just a great location for the family to spend time and enjoy the outdoors. All mineral, oil, and natural gas rights will transfer with no current production. Additional acreage is available, and seller will consider dividing. Contact Land Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com with any questions or to schedule a private showing.

*20+/- Acres to be Surveyed

*Build Site Potential

*Development Potential

*Grazing Potential

*Minimal to No Hunting Pressure for Decades

*Trophy Whitetail Hunting

*Turkey Hunting Opportunities

*Small Game/Upland Bird Hunting Opportunities

*All Mineral Rights Transfer

*Blacktop Road Frontage

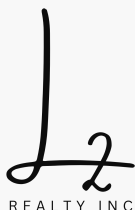
*Wet Weather Drainage

*Food Plot Potential

*Just outside Coffeyville, KS City Limits

*64 miles from Joplin, MO

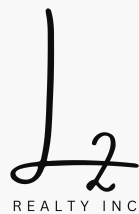
*72 miles from Tulsa, OK



*134 miles from Springfield, MO

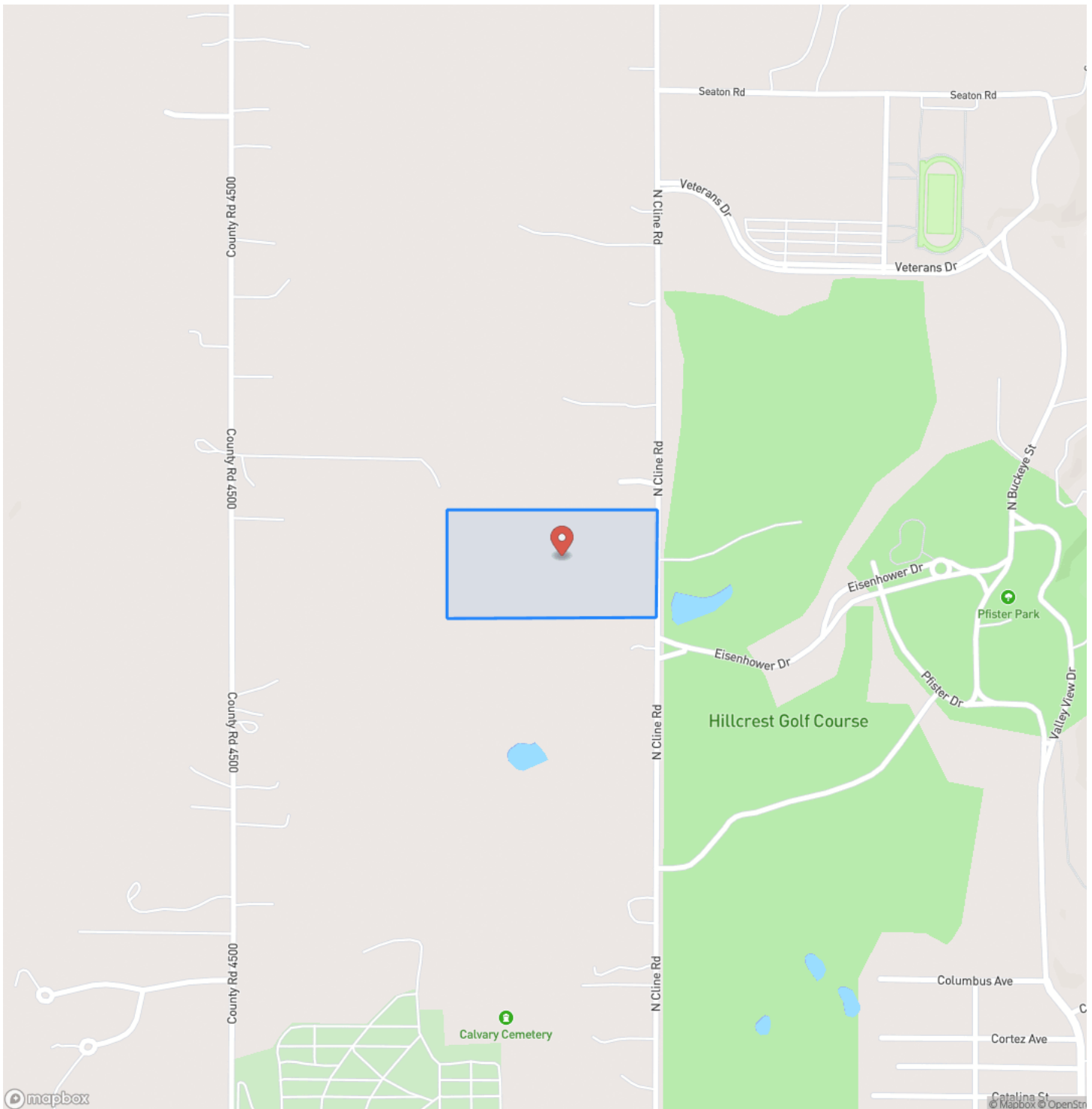
*140 miles from Wichita, KS

*164 miles from Kansas City, KS

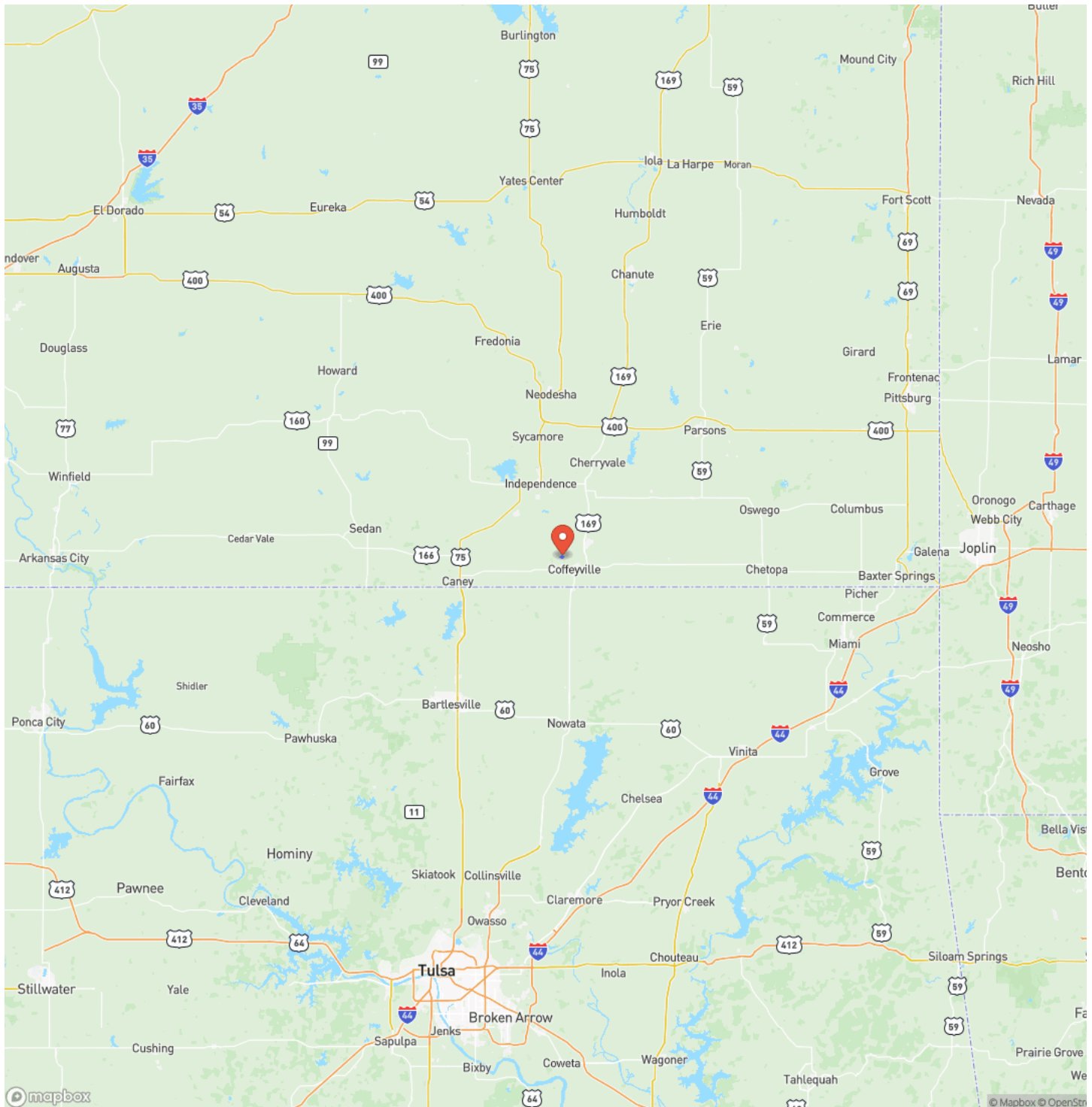




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@l2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

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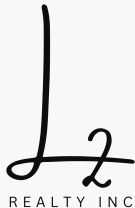
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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