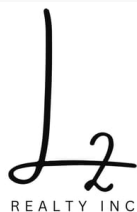


Montgomery County 9 with Brick Home
4549 CR 3050
Coffeyville, KS 67337

\$210,000
9± Acres
Montgomery County



Montgomery County 9 with Brick Home
Coffeyville, KS / Montgomery County

SUMMARY

Address

4549 CR 3050

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Residential Property, Single Family

Latitude / Longitude

37.131432 / -95.647862

Dwelling Square Feet

1450

Bedrooms / Bathrooms

3 / 2

Acreage

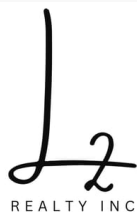
9

Price

\$210,000

Property Website

<https://l2realtyinc.com/property/montgomery-county-9-with-brick-home-montgomery-kansas/55882/>



Montgomery County 9 with Brick Home Coffeyville, KS / Montgomery County

PROPERTY DESCRIPTION

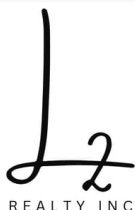
Welcome to your own slice of country paradise! Nestled amidst the lush greenery, this charming rural property offers a country escape on 9+/- acres of land.

As you arrive, you'll be greeted by a sprawling landscape dotted with towering oak trees that both protect and shade the 1,450 sq. ft. brick ranch-style home. As you enter the home, you'll be greeted by the large, spacious living area that serves as the centerpiece and features new laminate flooring. Located adjacent to the living area is the utility room and guest bath, as well as the kitchen and dining area. Off the east side of the home is the large, oversized attached garage with a concrete approach way, while the west side contains the three bedrooms and a full bath, providing plenty of space for the whole family to spread out and relax. Laminate flooring is being installed throughout, with some areas needing to be finished. All of the materials are purchased and are on-site and will transfer with the home.

Whether you're an avid gardener, outdoor enthusiast, or simply seeking a peaceful retreat, this property has something for everyone. Large open areas provide plenty of space for a large garden, recreational games, outdoor activities, or grazing stock, making it an ideal spot for raising kids and creating cherished memories.

Centrally located between Independence and Coffeyville, the property is just 3.5 miles east of 10th Street Road, and just 5.5 miles from Coffeyville right down CR 4550 (Cline Road). Property is in the Coffeyville USD #445 school district. All mineral, oil, gas, wind, and water rights will transfer. 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.

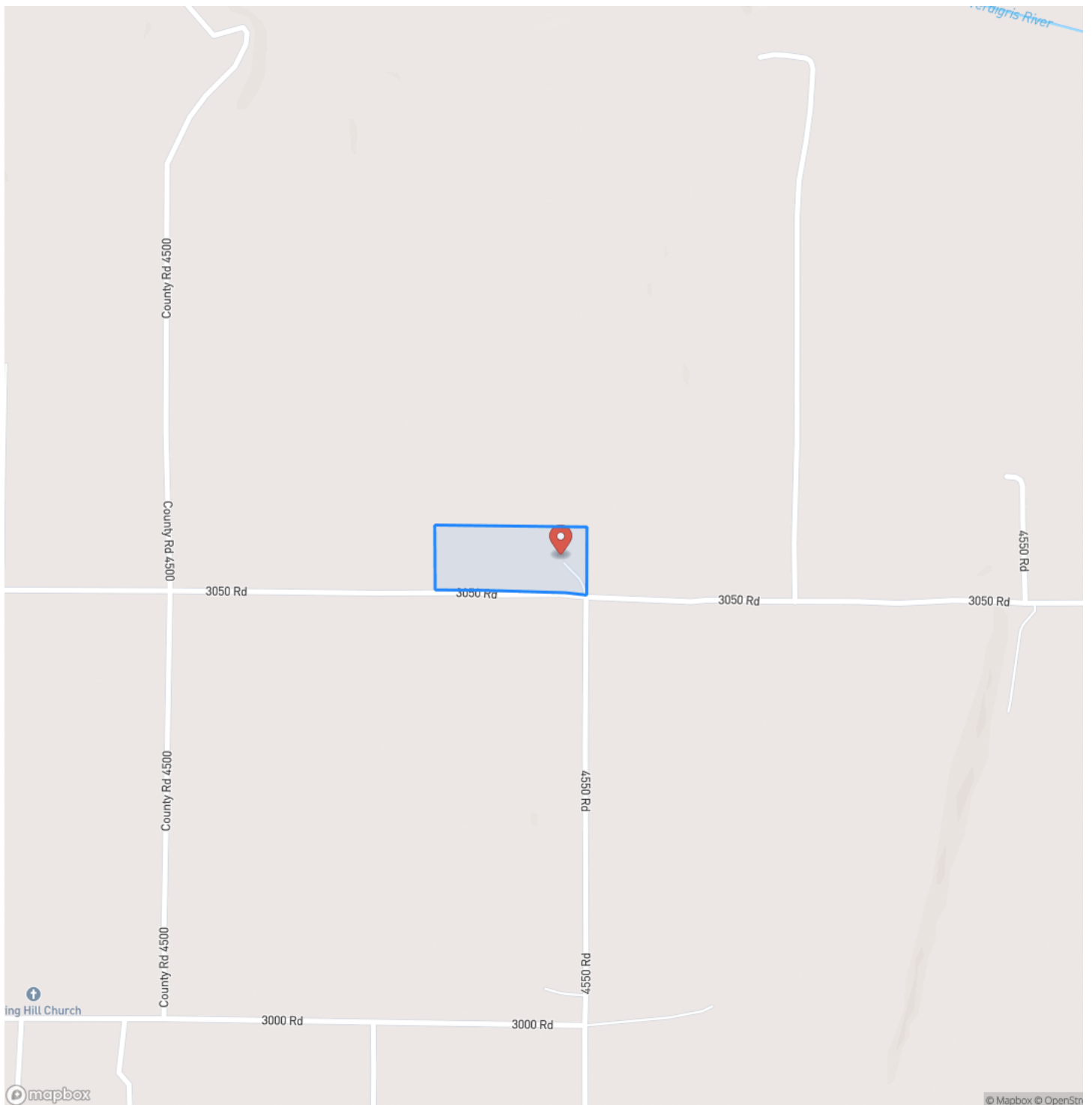
- 9+/- Acres
- Mature Oaks
- Large Yard
- Rural Water
- Brick Ranch-Style Home
- 1,450 Sq. Ft.
- 3 Bedrooms
- 1.5 Bathrooms
- New Laminate Flooring Throughout
- Oversized Garage
- USD #445 School District
- 3.5 Miles to 10th Street Road
- 5.5 Miles to Coffeyville, KS
- 9 Miles to Independence, KS
- 25 Miles to Caney, KS
- 43 Miles to Bartlesville, OK
- 70 Miles to Joplin, MO
- 80 Miles to Tulsa, OK



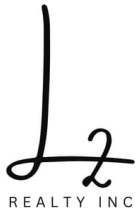
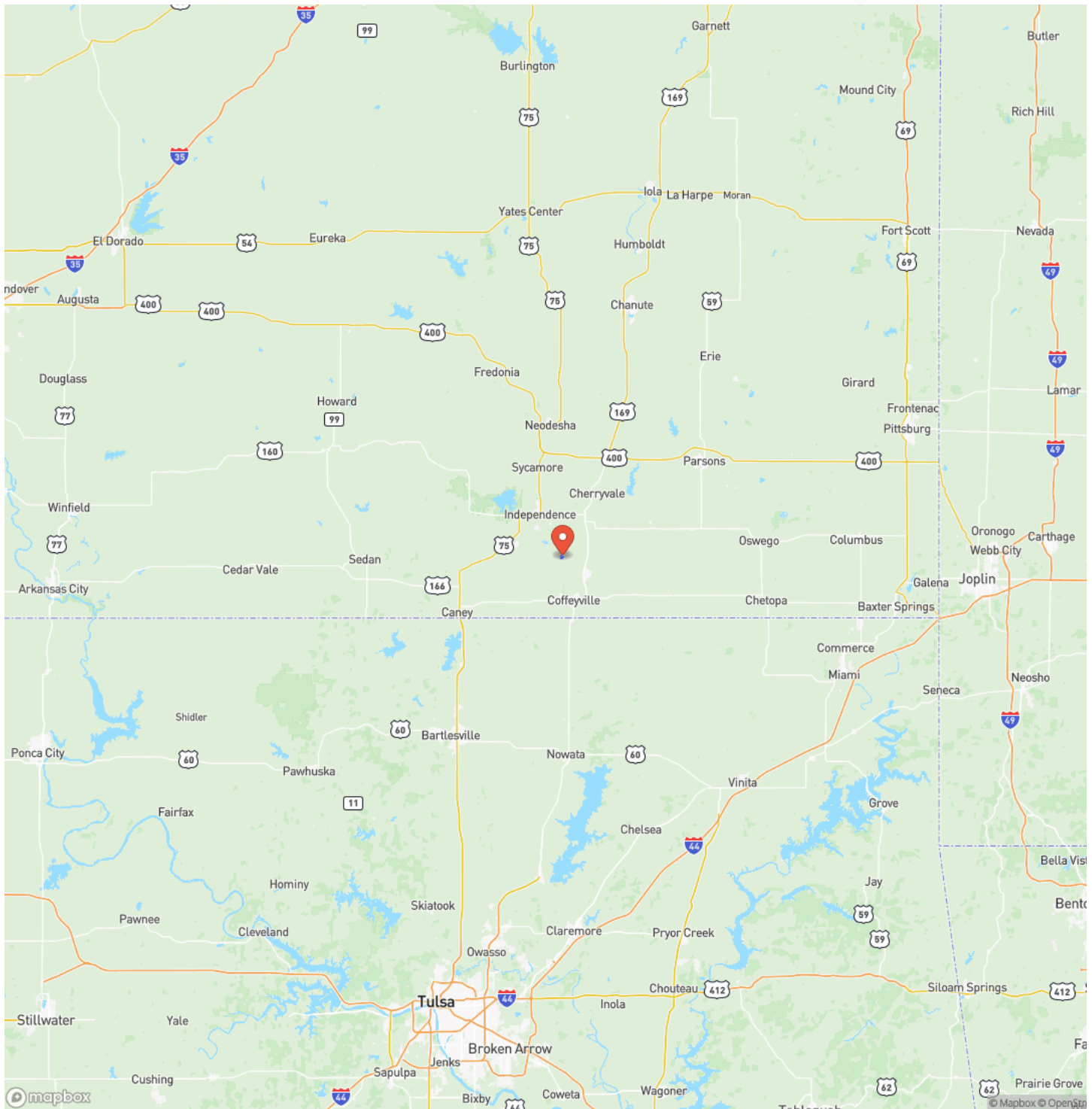
Montgomery County 9 with Brick Home
Coffeyville, KS / Montgomery County



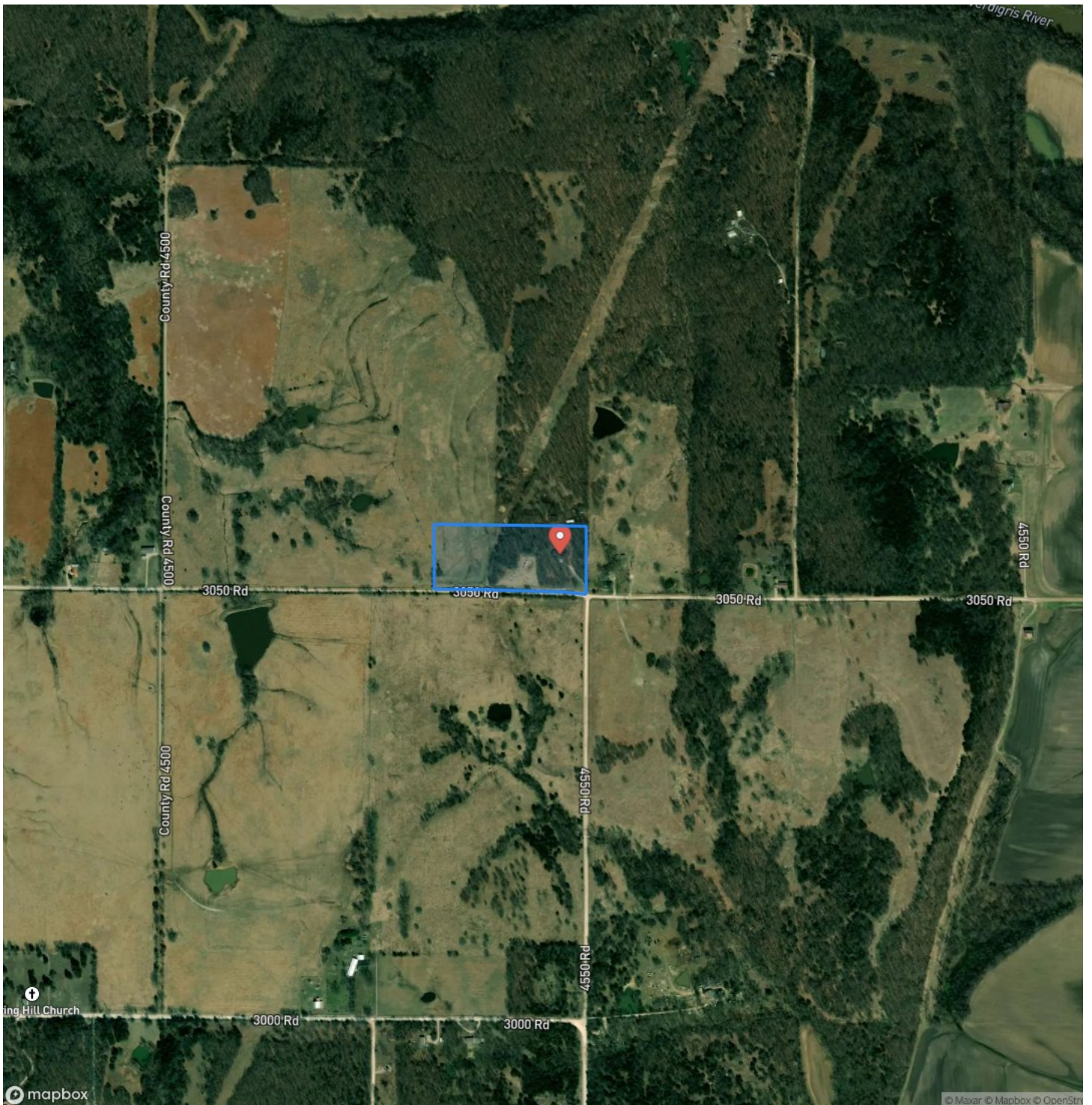
Locator Map



Locator Map



Satellite Map



Montgomery County 9 with Brick Home
Coffeyville, 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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MORE INFO ONLINE:

L2realtyinc.com

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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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