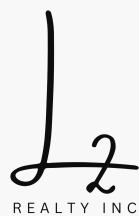


Labette County 6
00000 2000 Rd
Coffeyville, KS 67337

\$35,000
5.830± Acres
Labette County



Labette County 6
Coffeyville, KS / Labette County

SUMMARY

Address

00000 2000 Rd

City, State Zip

Coffeyville, KS 67337

County

Labette County

Type

Farms

Latitude / Longitude

37.021073 / -95.483859

Acreage

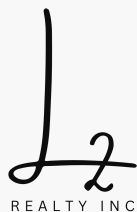
5.830

Price

\$35,000

Property Website

<https://l2realtyinc.com/property/labette-county-6-labette-kansas/39814/>



PROPERTY DESCRIPTION

Looking for that small acreage affordable recreational tract, or potential build site? Then look no farther than this timbered 6+/- acre tract located just East of Coffeyville, KS and in Labette County.

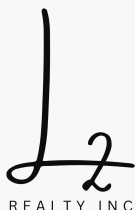
Turning into the drive and following it to the North through the property you will quickly notice the elevation that you are gaining. Leading a bluff that overlooks Snow Creek to the South, this highpoint would make an excellent potential build site and offer views that anyone could enjoy. Located in Labette County USD 506 as well as Labette County Rural Water District 06, rural water and electricity are available.

For those looking for a small recreational tract, this property shines. Consisting of mature timber mixed with new growth timber, the property offers wildlife bedding opportunities across from a destination agricultural field. A small pond sets in the Northeast corner of the property offering a secluded watering hole for wildlife, as well as a small wet weather drainage ditch that runs throughout. With the bowhunter in mind, there are multiple tree stand opportunities throughout, as well as clearing near the north end of the property that would be ideal for a supplemental feeding program and also offer a nice opportunity for a blind and the potential for firearms hunters to utilize the property.

Also in this clearing you will find the natural gas well that is located on the property and currently in production. All mineral rights, water, and wind rights are assumed to be intact and will transfer. Perimeter fencing is in place on all four sides and is in average condition, with some areas that could use some work.

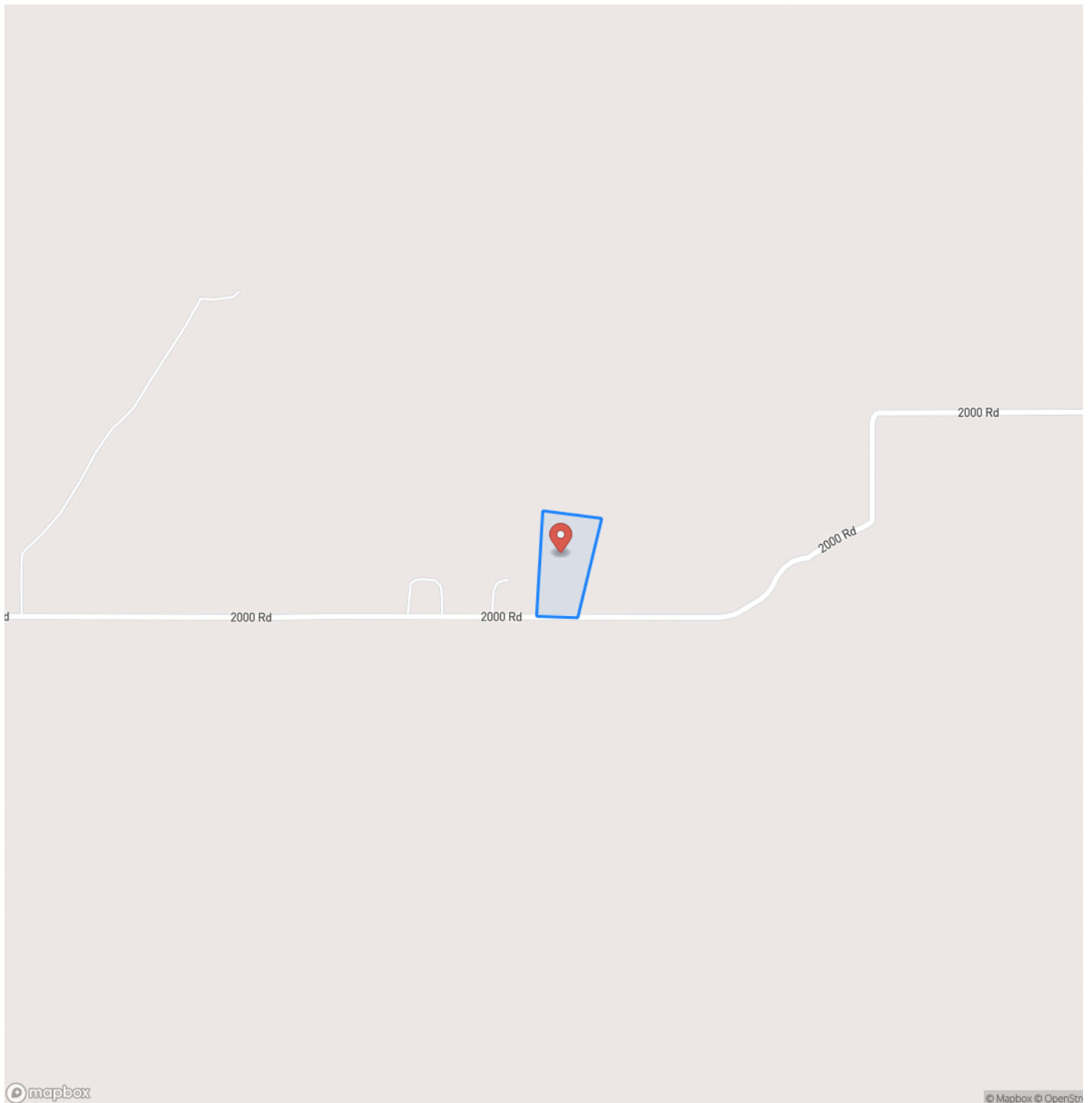
Contract Land Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881) or jkolb@l2realtyinc.com

- *6+/- Acres
- *Potential Build Sites
- *Utilities Available
- *Recreational Opportunities
- *Whitetail Deer Hunting Opportunities
- *Heavily Timbered
- *7+/- Miles to Coffeyville, KS
- *9+/- Miles to Edna, KS
- *22+/- Miles to Altamont, KS
- *46+/- Miles to Bartlesville, OK
- *60+/- Miles to Joplin, MO

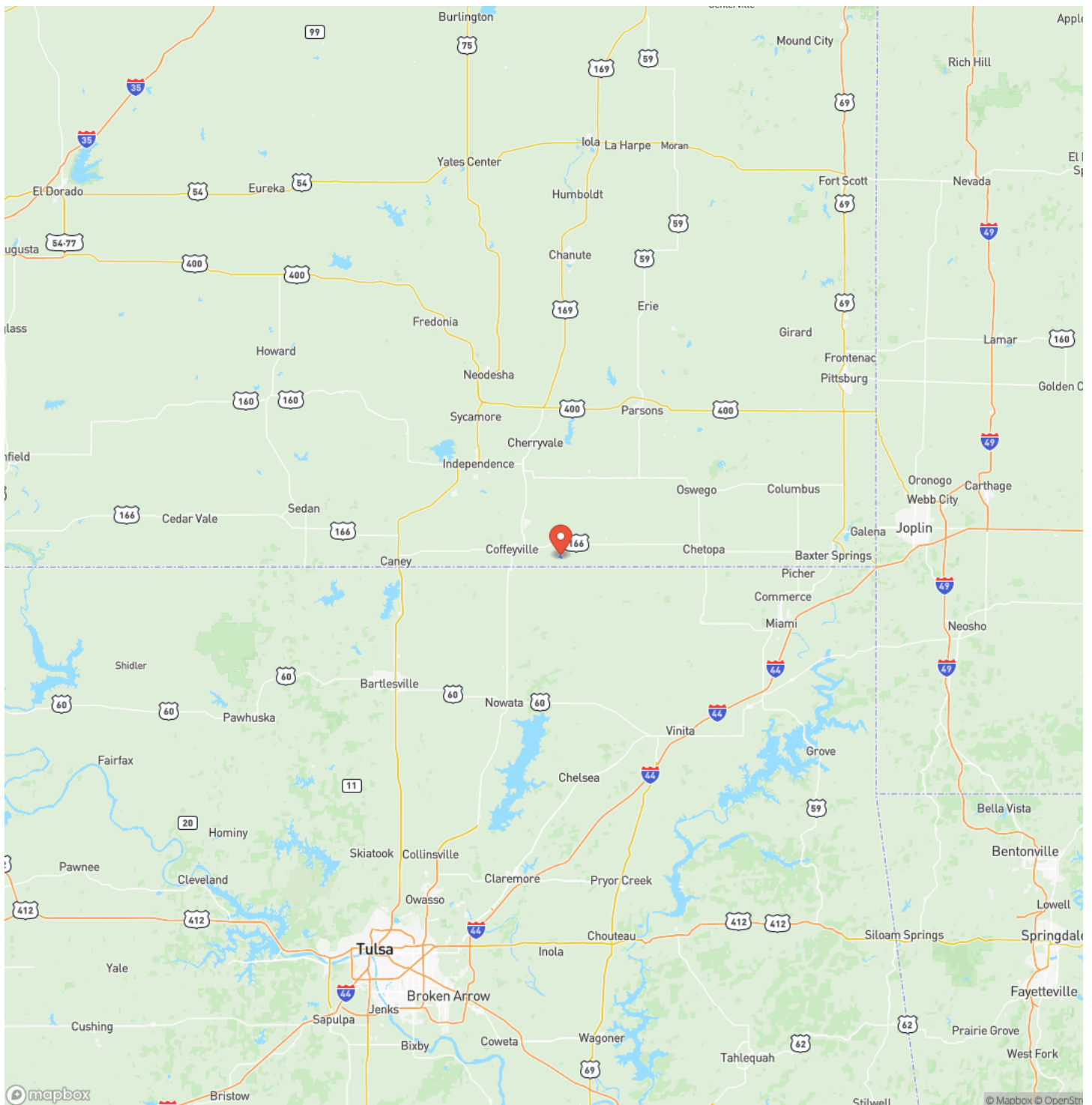




Locator Map



Locator Map



Satellite Map



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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relation 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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