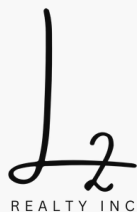


Rural Coffeyville 30
2051 CR 4550
Coffeyville, KS 67337

\$135,000
30± Acres
Montgomery County



Rural Coffeyville 30
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

37.064275 / -95.649623

Acreage

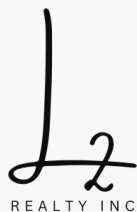
30

Price

\$135,000

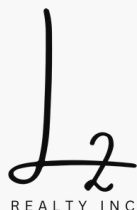
Property Website

<https://l2realtyinc.com/property/rural-coffeyville-30-montgomery-kansas/43016/>



PROPERTY DESCRIPTION

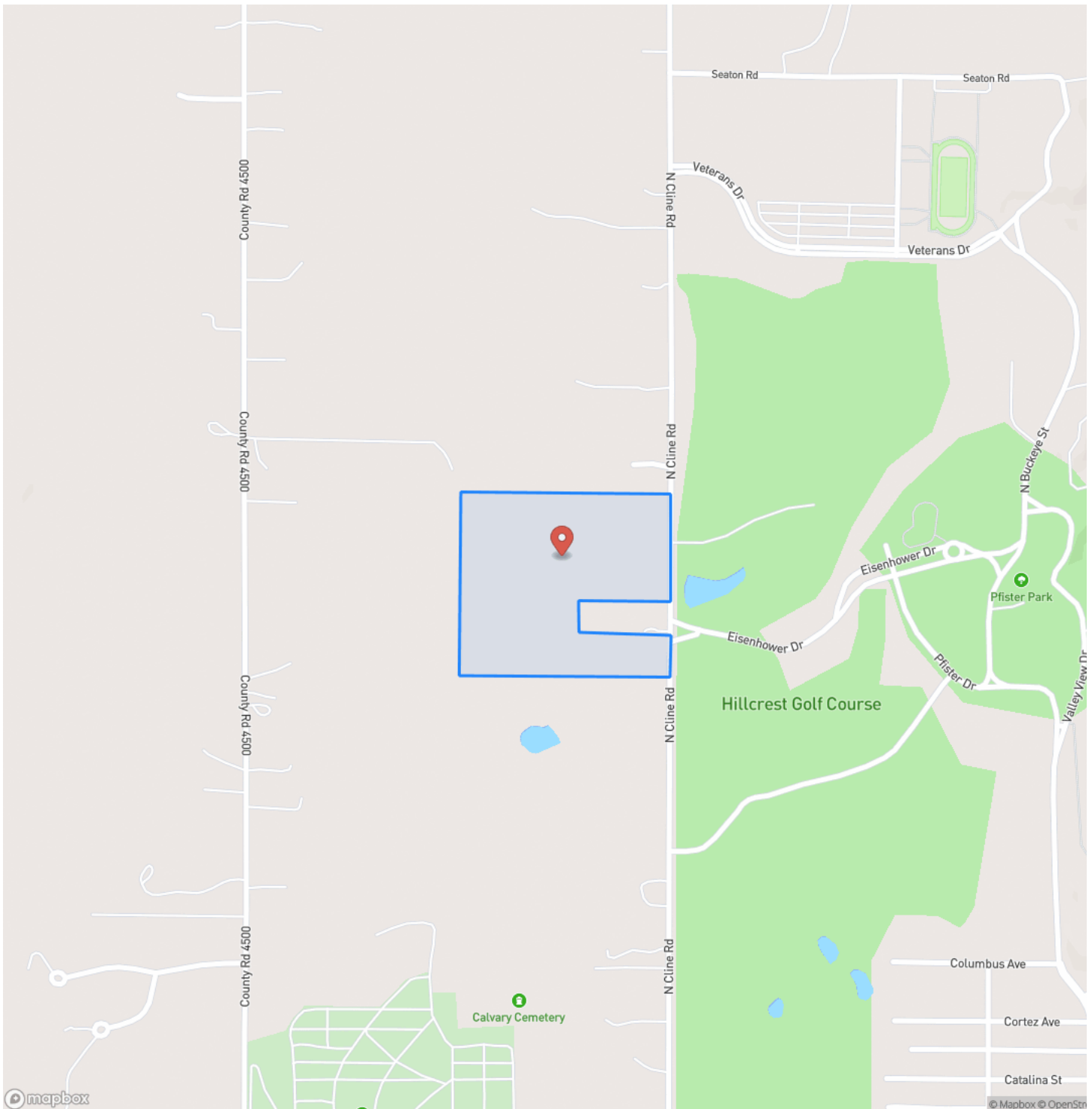
Just outside of the Coffeyville city limits off of Cline Road and across from Hillcrest Country Club, lies this 30+/- rolling acres ready to be developed into your personal oasis. With main entrances off of Cline Road and with multiple elevation changes found throughout, the property offers multiple potential build sites. Multiple wet weather creeks and drainages provide ample room and opportunities for pond development, while also being able to build off the road and provide the seclusion we all wish for. These potential build locations provide all of the necessities of town, just off a paved road, with the privacy of country living and the addition of stunning views. If looking to add a small trap to your livestock operation, the property will offer grazing potential with the majority of the perimeter fencing in place, but there are some areas needing work and a section that will need to be completed after a survey. If utilizing the property for stock, the wet weather creek that runs through the property offers a seasonal water source, but a permanent water source would be a great addition for both stock and wildlife. Speaking of wildlife the property also sets up well to offer multiple recreational opportunities, such as trail riding and hunting. Multiple thickets and small woodlots dot the property, while the tree lined wet weather ditches and creek provide ideal travel corridors 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 these travel corridors as well as multiple locations that set up for feeding areas and can be utilized with multiple wind directions. The property was once used as tillable acreage and has multiple locations where the addition of a permanent year round food plot will only enhance the property and the wildlife. Turkeys are also known to frequent the property, and listening to waterfowl on the neighboring ponds shows its a potential hot spot. If hunting doesn't interest you, you could maximize your ROI with a hunting lease or 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. 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. *30+/- Acres to be Surveyed *Build Site Potential *Development Potential *Hay Production 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 Creek *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



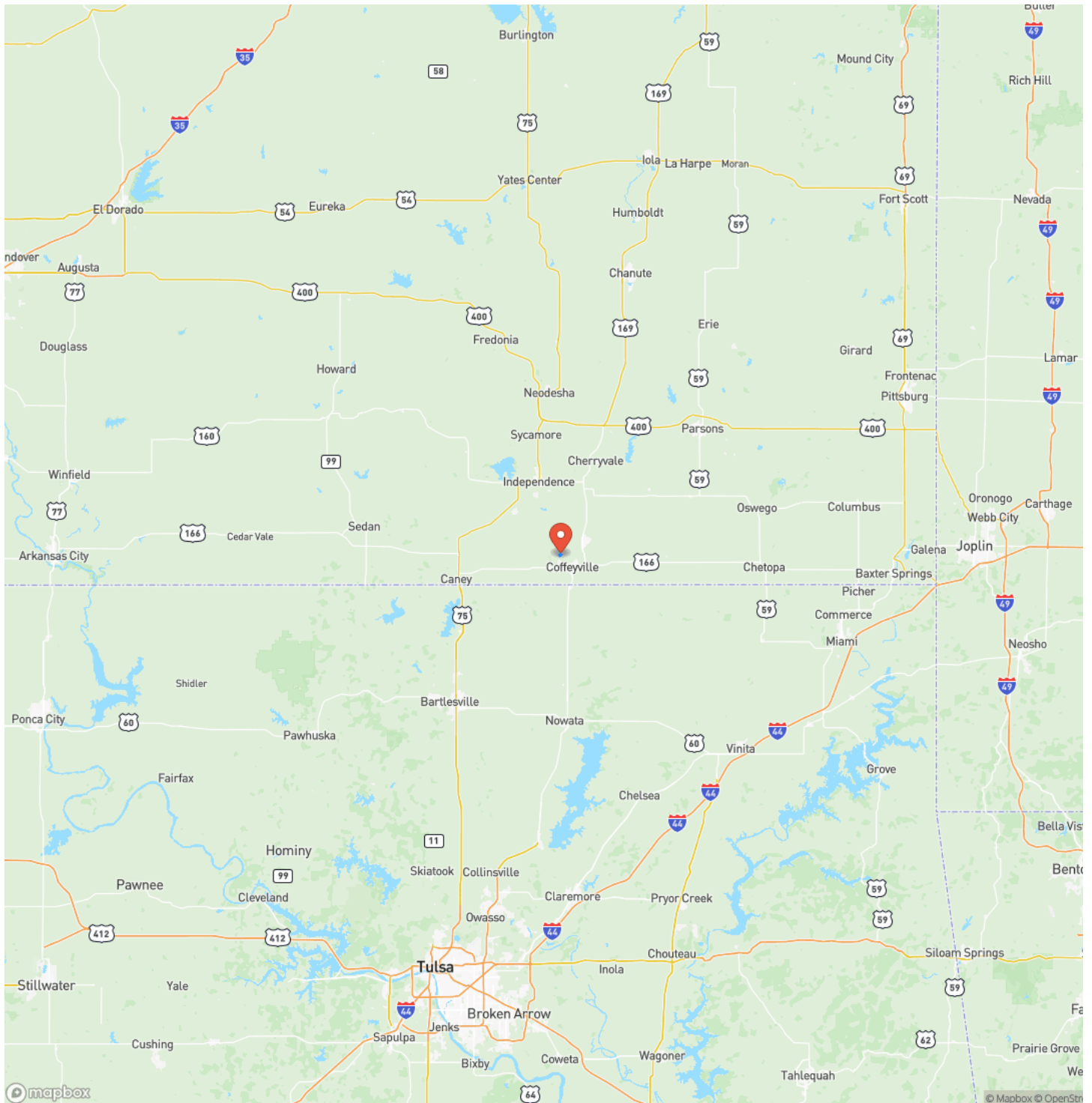
Rural Coffeyville 30
Coffeyville, KS / Montgomery County



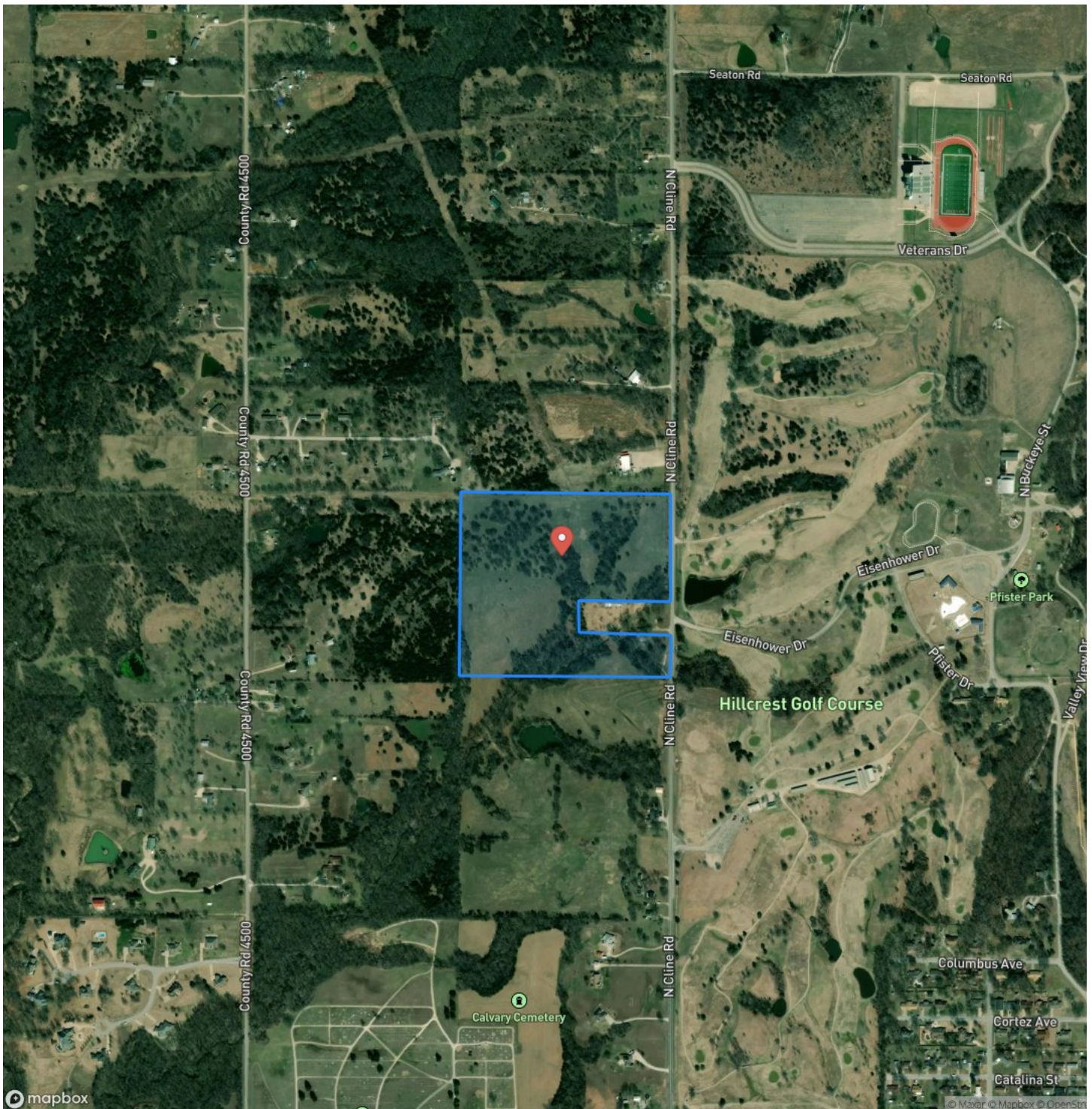
Locator Map



Locator Map



Satellite Map



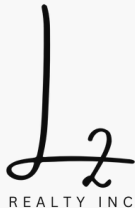
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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