

70+/- Acre Stateline Ranch with Arena
2342 HWY 166
Caney, KS 67333

\$796,000
70± Acres
Montgomery County



70+/- Acre Stateline Ranch with Arena
Caney, KS / Montgomery County

SUMMARY

Address

2342 HWY 166

City, State Zip

Caney, KS 67333

County

Montgomery County

Type

Residential Property, Horse Property

Latitude / Longitude

37.030026 / -95.849253

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

70

Price

\$796,000

Property Website

<https://l2realtyinc.com/property/70-acre-stateline-ranch-with-arena-montgomery-kansas/83875/>



70+/- Acre Stateline Ranch with Arena Caney, KS / Montgomery County

PROPERTY DESCRIPTION

Discover the ideal blend of modern comfort and Western lifestyle with this rare, turnkey ranch property set on 70+/- picturesque acres. From the moment you turn down the private half-mile driveway off Hwy 166, you'll feel the peace and potential this property offers. At the heart of it all is a beautifully designed 1,800 sq. ft. ranch-style home, built in 2013, featuring 3 bedrooms, 2 bathrooms, an office, laundry room, and thoughtful custom finishes throughout. The open-concept kitchen is a showstopper with granite countertops, a spacious bar for casual dining, rich cabinetry, and room for the largest of dining room tables. Walk-in closets provide generous storage, while the geothermal heating system helps keep energy costs low. Enjoy coffee on your 660 sq. ft. covered front porch, where you can take in breathtaking sunrises and peaceful evening views.

This property is more than just a home—it's a full-scale operation designed to support your dreams, whether that's ranching or equestrian pursuits. A two-story 30x50 shop with concrete flooring and 110/220 electric offers space for equipment, hobbies, or a business. The 50x100 implement shed, enclosed on three sides and built with metal trusses, is perfect for hay, machinery, or trailer storage. With minimal effort it could also be repurposed into an indoor riding arena or horse barn. The 54x22 metal building with radiant floor heating is currently functioning as a kennel with 12 indoor/outdoor runs and additional outdoor fenced runs, but it could easily transform into a guest suite, man cave, or she-shed—whatever fits your lifestyle.

Horse lovers and rodeo professionals will be thrilled with the professionally designed 180'x340' arena featuring pipe fencing, a natural sand bottom, return alleyway, attached pens with shelters, and a fully automated pneumatic team roping chute. This custom arena is perfect for the family or for hosting events, and with LED lighting, you can rope, ride, or train anytime—day or night.

The land itself is ideal for hay production, grazing, or simply soaking in nature. Two ponds—one of which is spring-fed—support livestock and attract local wildlife. Whether you're working cattle, raising horses, entertaining family and friends, or simply looking for a peaceful place to live, this ranch is fully equipped and ready to exceed expectations.

With a storm shelter for peace of mind, convenient access off a US highway, and unmatched versatility, this is a one-of-a-kind opportunity to own the Western lifestyle you've always dreamed of.

Don't wait—properties like this are hard to find and even harder to let go. Contact Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2realtyinc.com today to schedule your private showing.

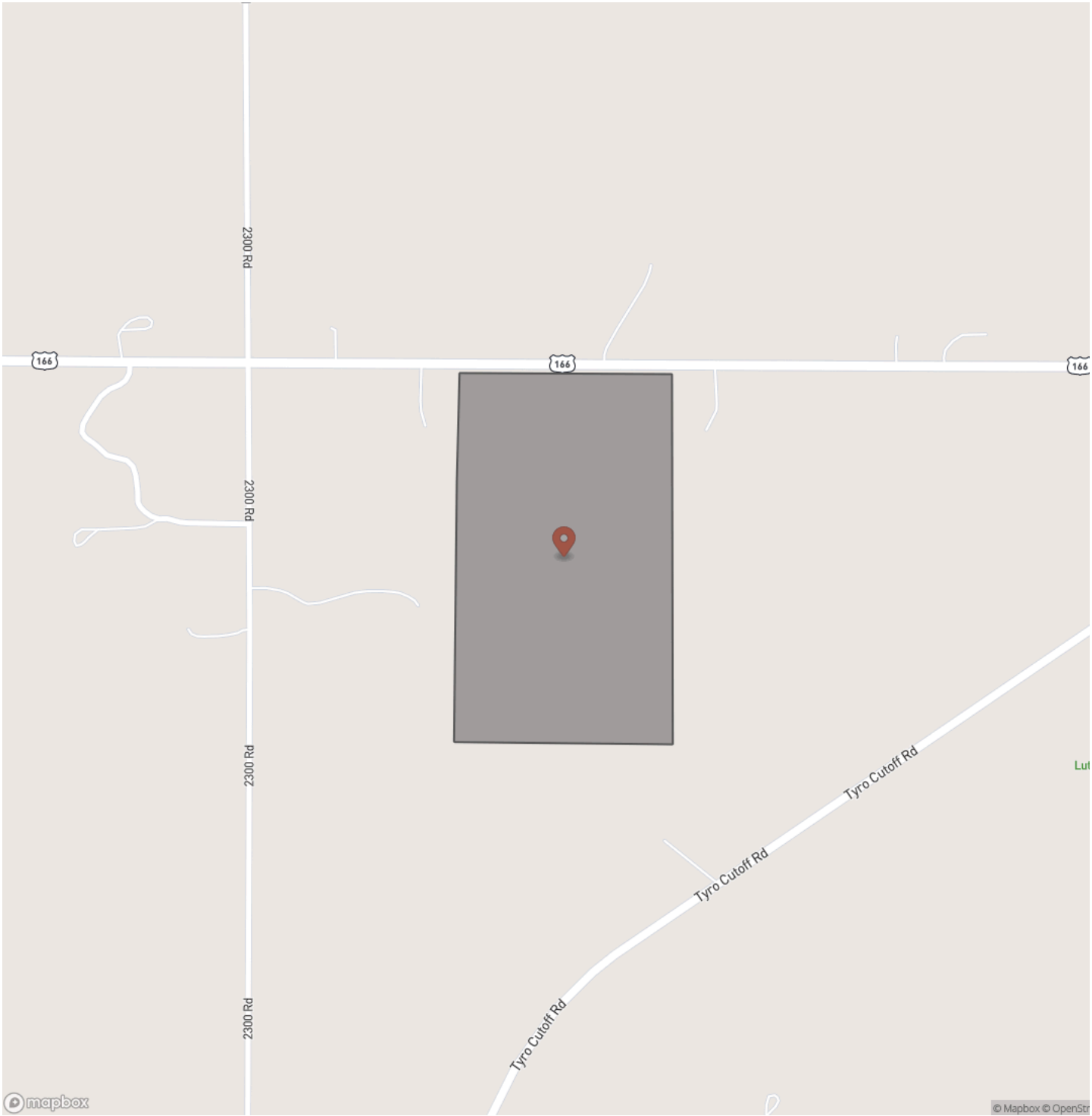
- 1800 Sq.Ft. Ranch Style Home
- Built in 2013
- 3 bedroom
- 2 bathroom
- Office
- Custom Kitchen
- Granite Countertops with Bar
- Geothermal Heating
- Walk-In Closets
- Laundry Room
- Metal Roof
- 660 sq.ft covered front porch
- 30x50 shop
- Built in 2012
- Concrete
- Two Story
- 110 and 220 electric
- 50x100 Machine/Implement Shed
- Enclosed on 3 sides
- Built in 2014
- Metal trusses

- Could be repurposed as indoor riding arena or horse barn
- 54'x22' Metal Building
- Currently being used as Kennel
- 12 Indoor/Outdoor Runs
- Additional Outdoor Runs
- Concrete floor
- Radiant Floor Heating
- Could be repurposed as Mancave/Sheshed
- Storm Shelter
- 70+/- Acres
- 2 Ponds One of which is Spring Fed
- Hay Production
- Grazing Potential
- 1/2 mile long driveway
- US Hwy 166 Frontage
- 180'X340' Arena
- Pipe Fencing
- Natural Sand Bottom
- Return Alleyway
- 3 attached pens with Shelters
- Pneumatic Fully Automatic Team Roping Chute
- LED Lighting
- USD #436 School District
- 7 miles to Caney, KS
- 13 miles to Coffeyville, KS
- 18 miles to Independence, KS
- 27 miles to Bartlesville, OK
- 69 miles to Tulsa, OK
- 77 miles to Joplin, MO
- 182 miles to Kansas City, KS

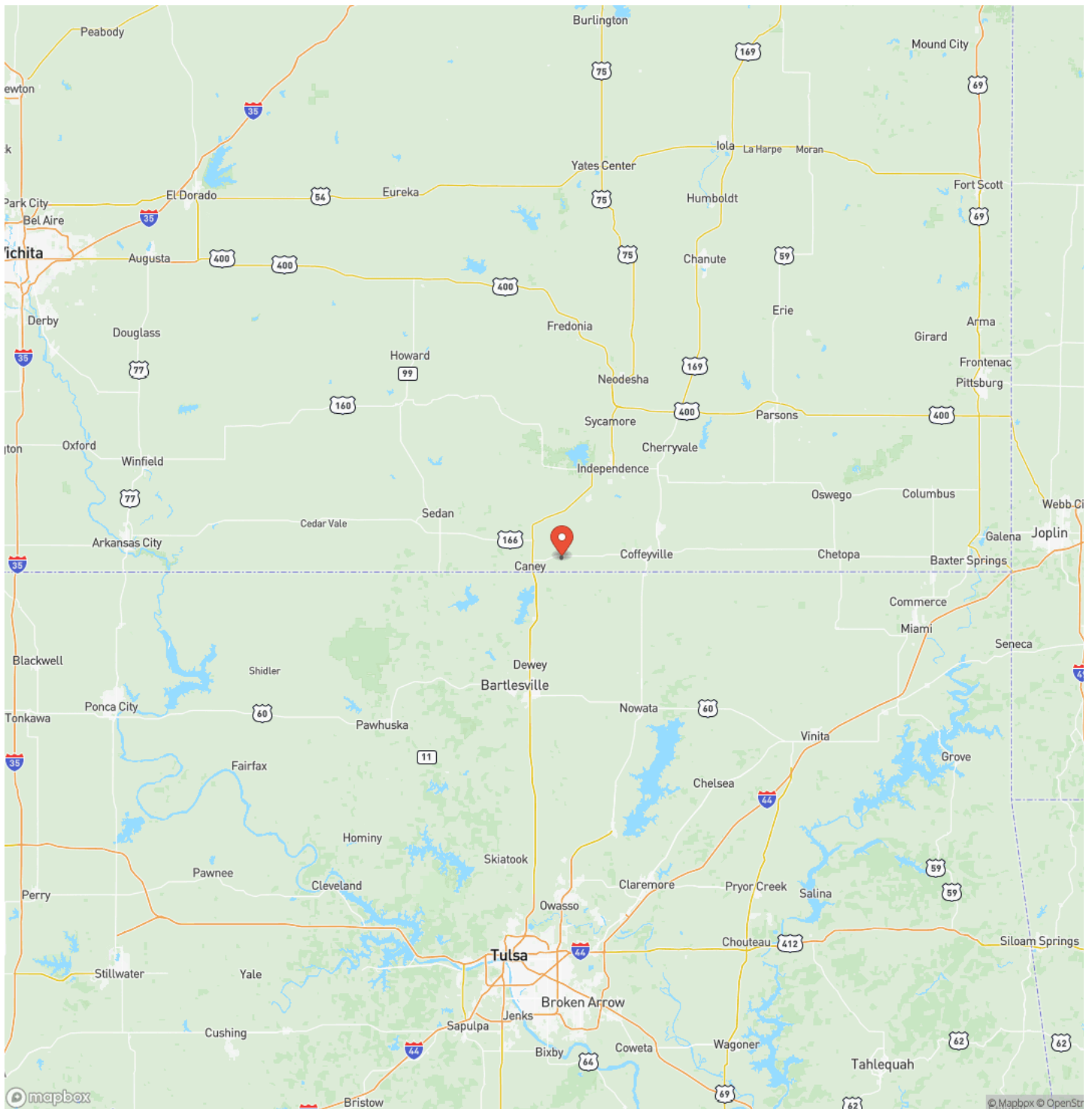
70+/- Acre Stateline Ranch with Arena
Caney, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



70+/- Acre Stateline Ranch with Arena Caney, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

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.



L2realtyinc.com

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, but 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 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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

