

Montgomery County Custom Executive Home on 10  
acres  
3030 CR 2700  
Independence, KS 67301

**\$749,999**  
10± Acres  
Montgomery County





**Montgomery County Custom Executive Home on 10 acres**  
**Independence, KS / Montgomery County**

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**SUMMARY**

**Address**

3030 CR 2700

**City, State Zip**

Independence, KS 67301

**County**

Montgomery County

**Type**

Residential Property

**Latitude / Longitude**

37.128844 / -95.81693

**Dwelling Square Feet**

2

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

10

**Price**

\$749,999

**Property Website**

<https://l2realtyinc.com/property/montgomery-county-custom-executive-home-on-10-acres-montgomery-kansas/65902/>



## Montgomery County Custom Executive Home on 10 acres Independence, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

**\*Price Correction\*** This custom-built 4-bedroom, 2.5-bath home is nestled on 10± acres and features blacktop road frontage. Spanning 2,325 sq ft, the home features a vaulted cathedral ceiling, a cozy custom brick fireplace with a vented blower, and a built-in surround sound system—ideal for both relaxation and entertainment.

The chef's kitchen, complete with solid wood cabinets and a convenient serving window, is perfect for family gatherings, while the attached dining area offers a view over the property. The spacious walk-in closet and custom tile shower in the large master bath adjoin the oversized master suite on the lower level, while the additional bedrooms and full bath are located upstairs. This split provides much needed privacy for the entire family, while a state-of-the-art security system enhances the home's safety. Also enhancing the safety of the home are the Class 4 shingles that were installed in 2022 and are rated for up to 135 mph.

Step outside to enjoy the premium landscaping, which includes fruit trees, strawberries, and a picturesque koi pond. For outdoor entertaining, the custom gazebo provides the perfect space, while multiple outbuildings add versatility. These include a 24'x24' shop with double overhead doors and electricity, and a 20'x24' detached garage, among others. The property also boasts an oversized 2-car attached garage, an underground storm shelter, and several additional utility buildings, offering ample space for equipment and storage.

With its central location between Highway 75 and Highway 166, as well as its combination of comfort, convenience, and countryside charm, this property is perfect for those seeking a rural retreat with modern amenities.

All owner's mineral rights, oil and natural gas rights will transfer subject to a current lease agreement. Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or [jkolb@L2Realtyinc.com](mailto:jkolb@L2Realtyinc.com) with all questions or to schedule a private showing. A minimum of 8 hours notice are requested for all showings with additional acreage being available.

\*2325 Sq Ft Custom Home

\*4 Bedroom

\*2.5 Bathroom

\*Vaulted Cathedral Ceiling

\*Built-in Surround System

\*Custom Brick Fire Place with Vented Blower

\*Custom Kitchen with serving window and Solid Wood Cabinets

\*Walk-in Closets

\*Security System

\*New Roof in 2022 with Class 4 Shingles rated for 135 mph wind.

\*Underground Storm Shelter

\*Premium Landscaping

\*Fruit Trees and Strawberries

\*Goldfish/Koi Pond

\*Custom Gazebo

**MORE INFO ONLINE:**

**L2realtyinc.com**

- \*Attached Oversized 2 car garage
- \*Multiple Outbuildings
- \*24'x24' Shop-Double Overhead Doors with electricity
- \*20'x24' Detached Garage
- \*20'x16' Utility Building
- \*8'x12' Lean-to
- \*Blacktop Road Frontage
- \*10 +/- Acres
- \*Centralized Between Highway 75 and Highway 166
- \*USD 436 School District
- \*Approximately 15 min to Caney, KS
- \*Approximately 18 min to Independence, KS
- \*Approximately 20 min to Coffeyville, KS
- \*Approximately 40 min to Bartlesville, OK
- \*Approximately 1 hr 20 min to Tulsa, OK
- \*Approximately 1 hr 30 min to Joplin, MO
- \*Approximately 2 hr to Wichita, KS

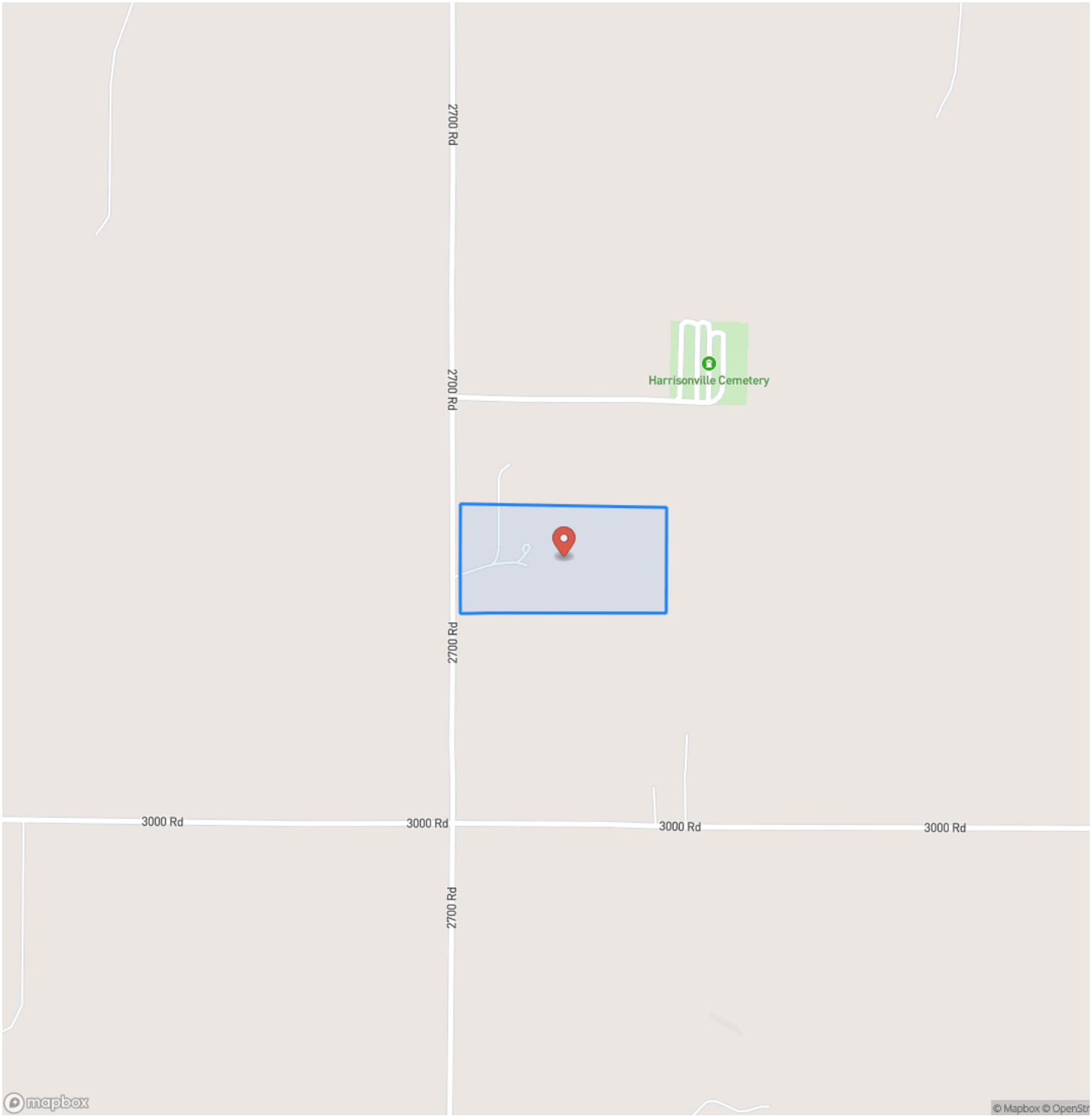




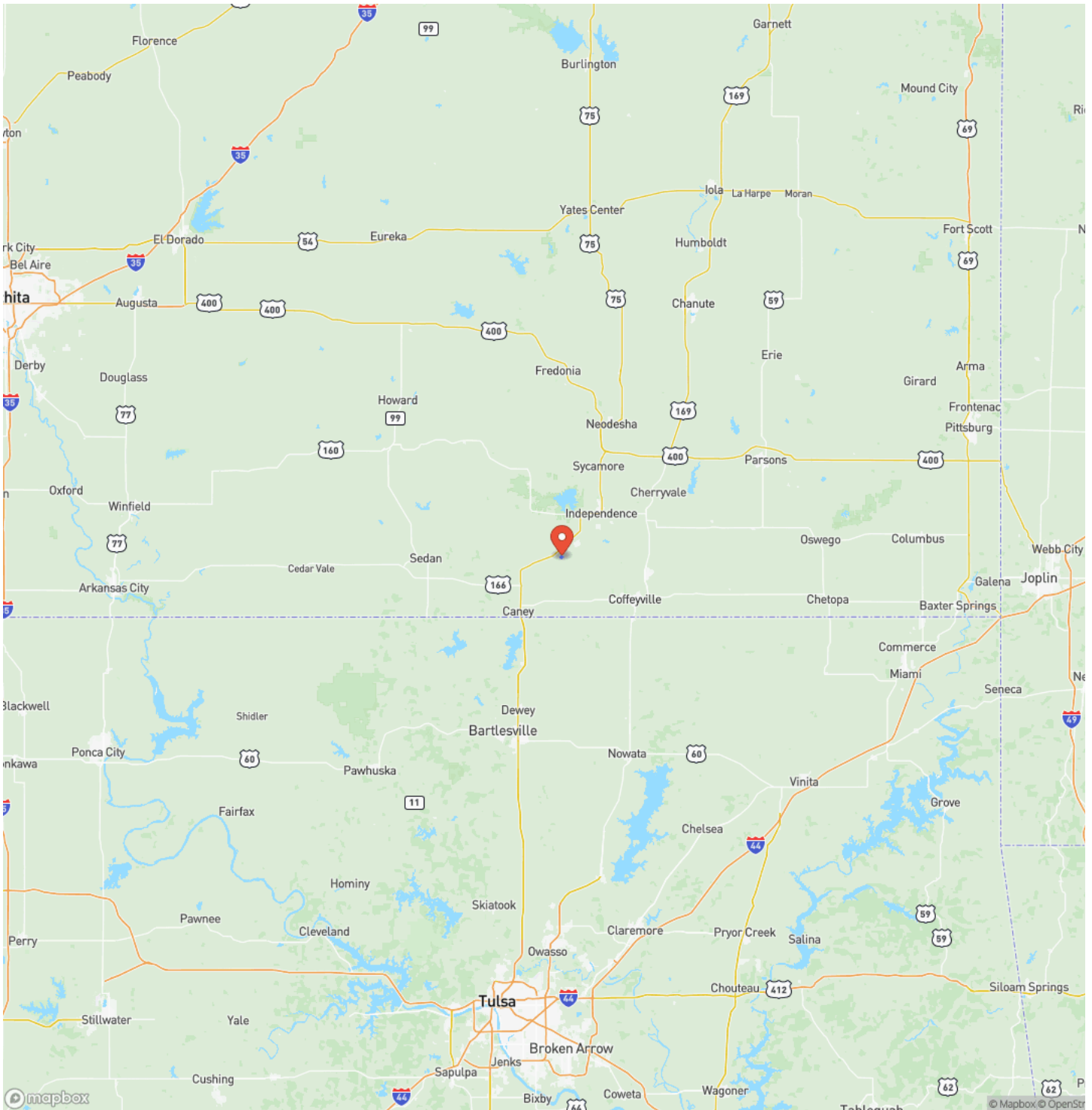
Montgomery County Custom Executive Home on 10 acres  
Independence, KS / Montgomery County



# Locator Map

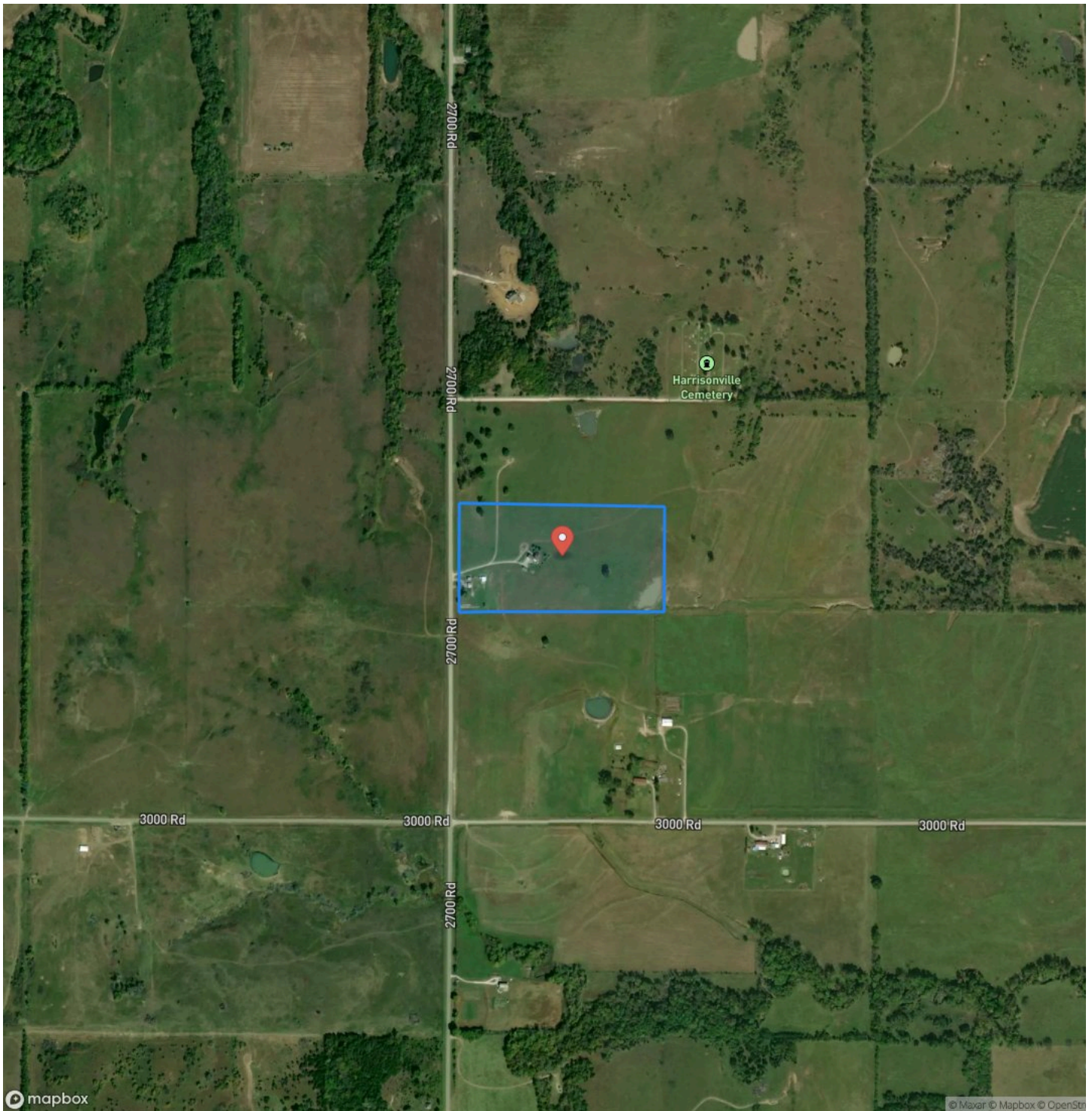


## Locator Map





## Satellite Map





## Montgomery County Custom Executive Home on 10 acres Independence, 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

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

## 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.



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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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