

40+/- Acre Bucks and Ducks
1550 CR 2400 40A
Havana, KS 67347

\$160,000
40± Acres
Montgomery County



40+/- Acre Bucks and Ducks
Havana, KS / Montgomery County

SUMMARY

Address

1550 CR 2400 40A

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.087505 / -95.920142

Acreage

40

Price

\$160,000

Property Website

<https://l2realtyinc.com/property/40-acre-bucks-and-ducks-montgomery-kansas/86079/>



40+/- Acre Bucks and Ducks

Havana, KS / Montgomery County

PROPERTY DESCRIPTION

Located just 1/4 mile off Highway 75, this 40+/- acre tract with blacktop road frontage offers a recreational opportunity that's hard to find in smaller acreage properties.

Pulling off the blacktop, you'll travel down a 400+/- yard access lane that passes by the upper pond. Recently cleaned out and improved, this pond is ready for stocking with your favorite gamefish. As you continue, the elevation drops and you'll be greeted by dense, mature timber—including marketable walnut trees—lining the overflow drainage from neighboring Havana Lake. Crossing this drainage brings you to an established waterfowl marsh with a permanent blind, ideal for duck and goose hunting. Havana Lake has a long-standing reputation for attracting and holding large numbers of waterfowl, and this property's proximity to both the lake and nearby agricultural fields ensures frequent visits from migrating birds.

Just above the marsh, a large pond is strategically placed to collect runoff from the surrounding terrain. Only the dam separates this pond from the marsh, providing a reliable water source for flooding your impoundment during dry spells.

This area of the property also features rolling terrain with a mix of tame cool-season grasses and elevated stands of native warm-season grasses. The cool-season grass area contains deep, fertile soil that was previously used for tillable production. With terracing already in place to prevent erosion, the ground is suitable for future tillable use or additional food plots. One established food plot lies along a timber-lined wet-weather drainage that enters the property from the north, enhancing the property's diverse water features.

The tract is already equipped for hunting, with a tower blind, feeder, treestands, and a strong history of whitetail activity. A large destination ag field lies just to the west, while dense bedding areas to the east create the classic food-to-bed travel corridor that serious hunters seek. Multiple drainages throughout the property serve as natural funnels, connecting the land to larger surrounding wildlife habitats.

Whether you're chasing limits of greenheads or mature bucks, this diverse and well-maintained small-acreage tract offers endless opportunity and is ready to deliver.

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. Property is agent-owned

*40+/- Acres

*Native Warm Season Grasses

*Tame Cool Season Grasses

*Rolling Terrain

*Blacktop Road Frontage

*Just 1/4 mile from HWY 75

*2 ponds

*Wet weather creek

*Havana Lake Overflow Drainage

*Mature Timber

*Walnut

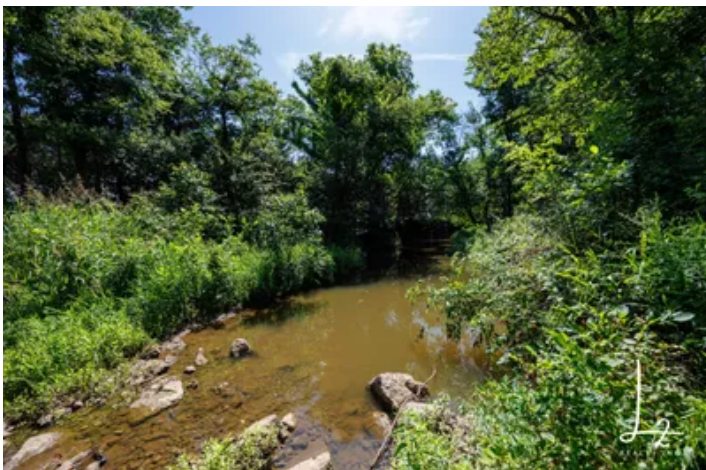
*Waterfowl Marsh



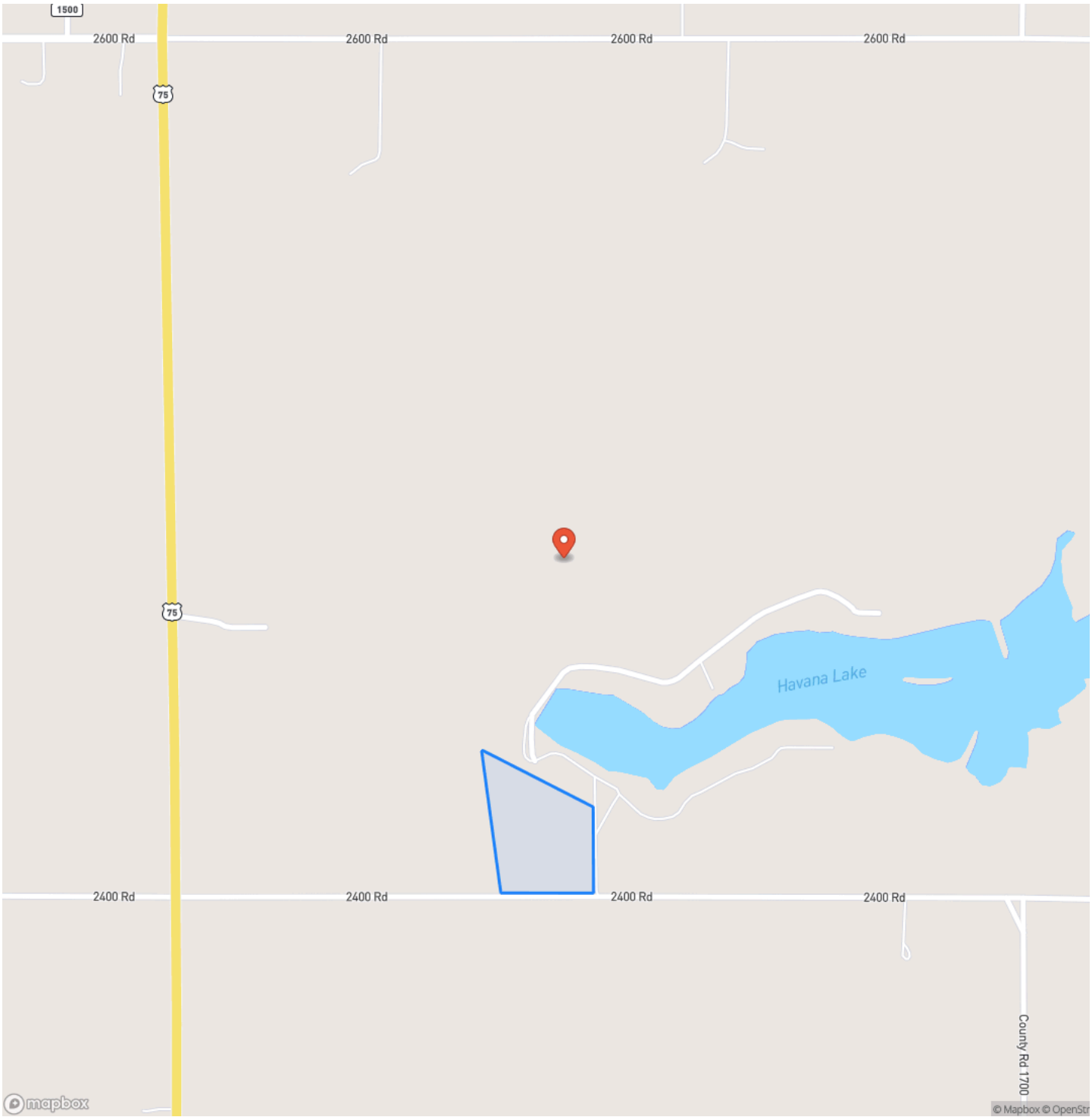
- *Permanent Waterfowl Blind
- *Waterfowl Hunting Opportunities
- *Whitetail Deer Hunting Opportunities
- *Tower Blind
- *Feeder
- *Treestands
- *Established Food Plot
- *Tillable Potential
- *4.5+/- miles to Caney, KS
- *19+/- miles to Independence, KS
- *23.5+/- miles to Coffeyville, KS
- *25+/-miles to Bartlesville, OK
- *67+/-miles to Tulsa, OK
- *112+/- miles to Wichita, KS



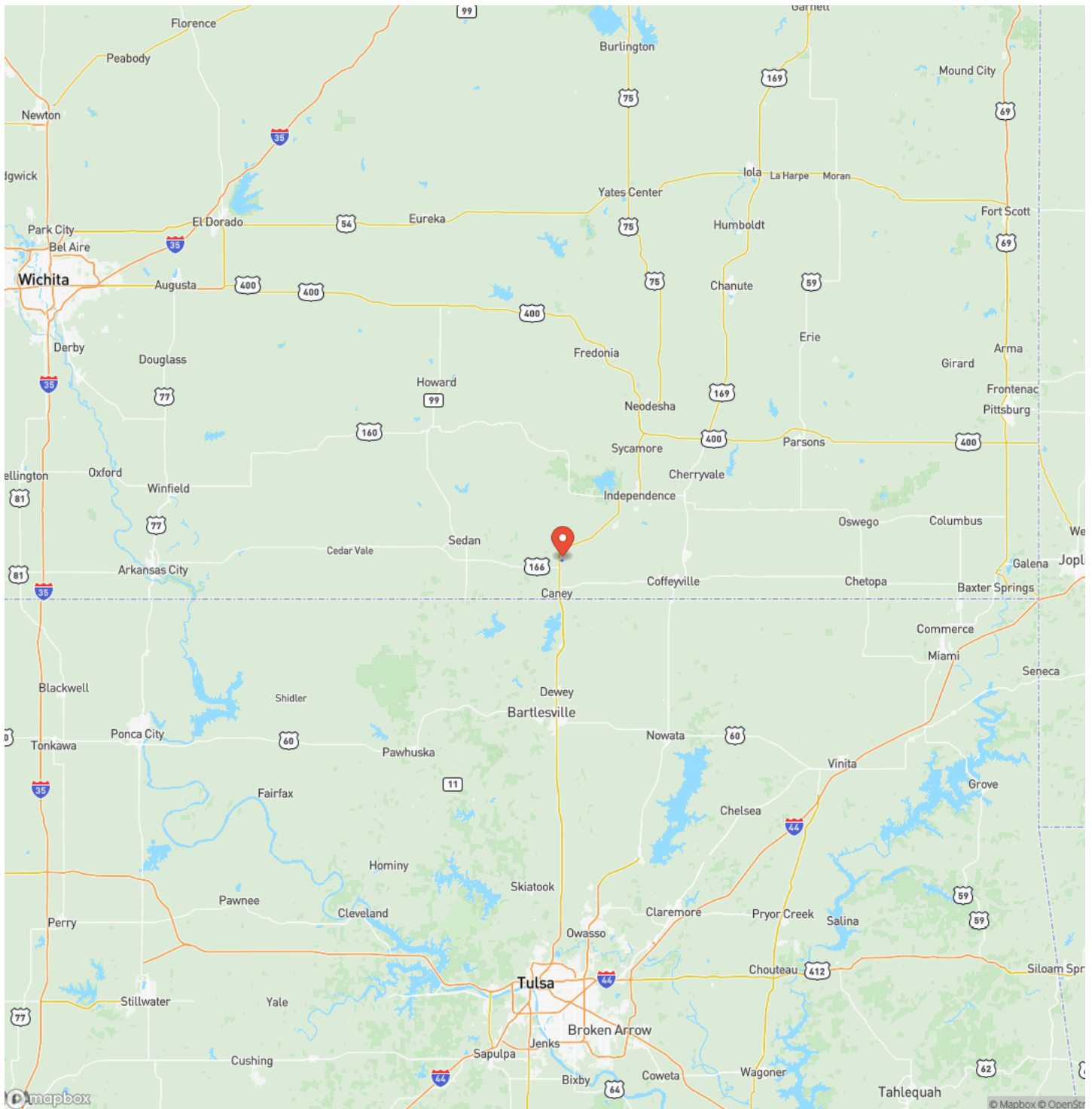
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Havana, KS / Montgomery County



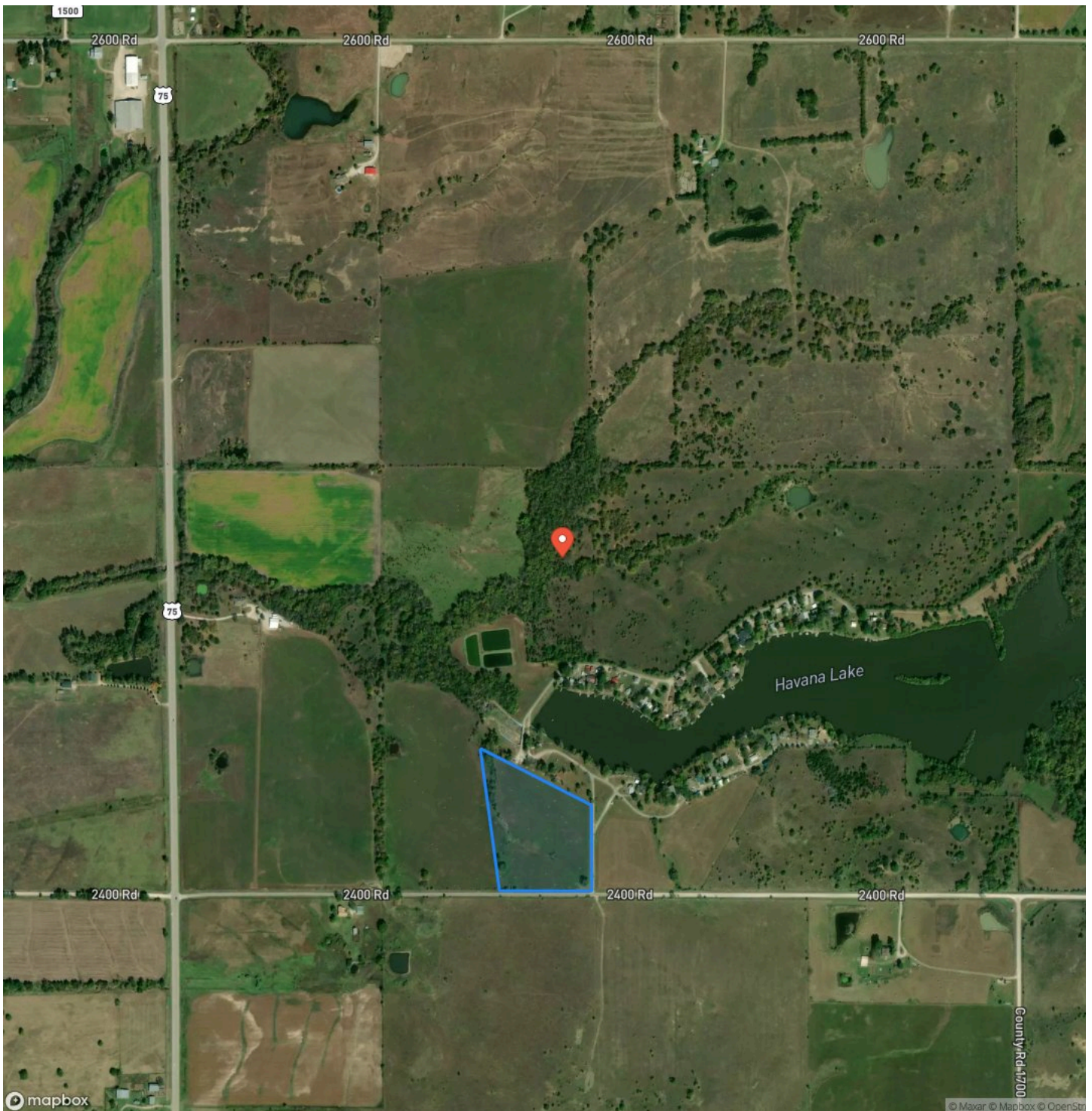
Locator Map



Locator Map



Satellite Map



40+/- Acre Bucks and Ducks

Havana, 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 run across the width of the page. There are no margins, text, or other markings on the paper.

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L2realtyinc.com

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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