

Montgomery County 151 Ranch with Custom Executive  
Home  
3030 CR 2700  
Independence, KS 67301

**\$1,299,999**  
151± Acres  
Montgomery County





## Montgomery County 151 Ranch with Custom Executive Home Independence, KS / Montgomery County

### SUMMARY

**Address**

3030 CR 2700

**City, State Zip**

Independence, KS 67301

**County**

Montgomery County

**Type**

Residential Property

**Latitude / Longitude**

37.128774 / -95.818111

**Dwelling Square Feet**

2325

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

151

**Price**

\$1,299,999

**Property Website**

<https://l2realtyinc.com/property/montgomery-county-151-ranch-with-custom-executive-home-montgomery-kansas/64441/>



## Montgomery County 151 Ranch with Custom Executive Home Independence, KS / Montgomery County

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### PROPERTY DESCRIPTION

\*\*\*\*PRICE CORRECTED\*\*\*\*Discover the perfect blend of luxury and rural living in this custom-built 4-bedroom, 2.5-bath home, nestled on 151± acres with 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, a 60'x40' barn, 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, including a pole barn, offering ample space for equipment and storage.

The ranch is self-sustaining, supporting up to 25 pairs of cattle with tame grass, hay production, three ponds, and working pens equipped with a Priefert cattle chute. Enjoy abundant wildlife and whitetail deer hunting along the timbered, spring-fed live water creek. Fully fenced and enrolled in the FSA Grass Program, this property is ideal for livestock, hay production, and more.

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 and operational potential.

Perimeter and cross fencing is in above average to average condition. 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.

\*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

**MORE INFO ONLINE:**

**L2realtyinc.com**

- \*Goldfish/Koi Pond
- \*Custom Gazebo
- \*Attached Oversized 2 car garage
- \*Multiple Outbuildings
- \*24'x24' Shop-Double Overhead Doors with electricity
- \*60'x40' Barn
- \*20'x24' Detached Garage
- \*20'x16' Utility Building
- \*20'x30' Pole Barn
- \*8'x12' Lean-to
- \*Blacktop Road Frontage
- \*200+/- Acres
- \*Mostly Tame Grass
- \*3 Ponds
- \*Working Pens
- \*Priefert Cattle Shute
- \*Hay Production
- \*Perimeter and Cross fencing in Good to Average shape
- \*Self-Sustaining Ranch for up to 25 pair
- \*Spring Fed Live Water Creek
- \*Timber
- \*Natural Gas Production
- \*Whitetail Deer Hunting Opportunities
- \*FSA-Grass Program
- \*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

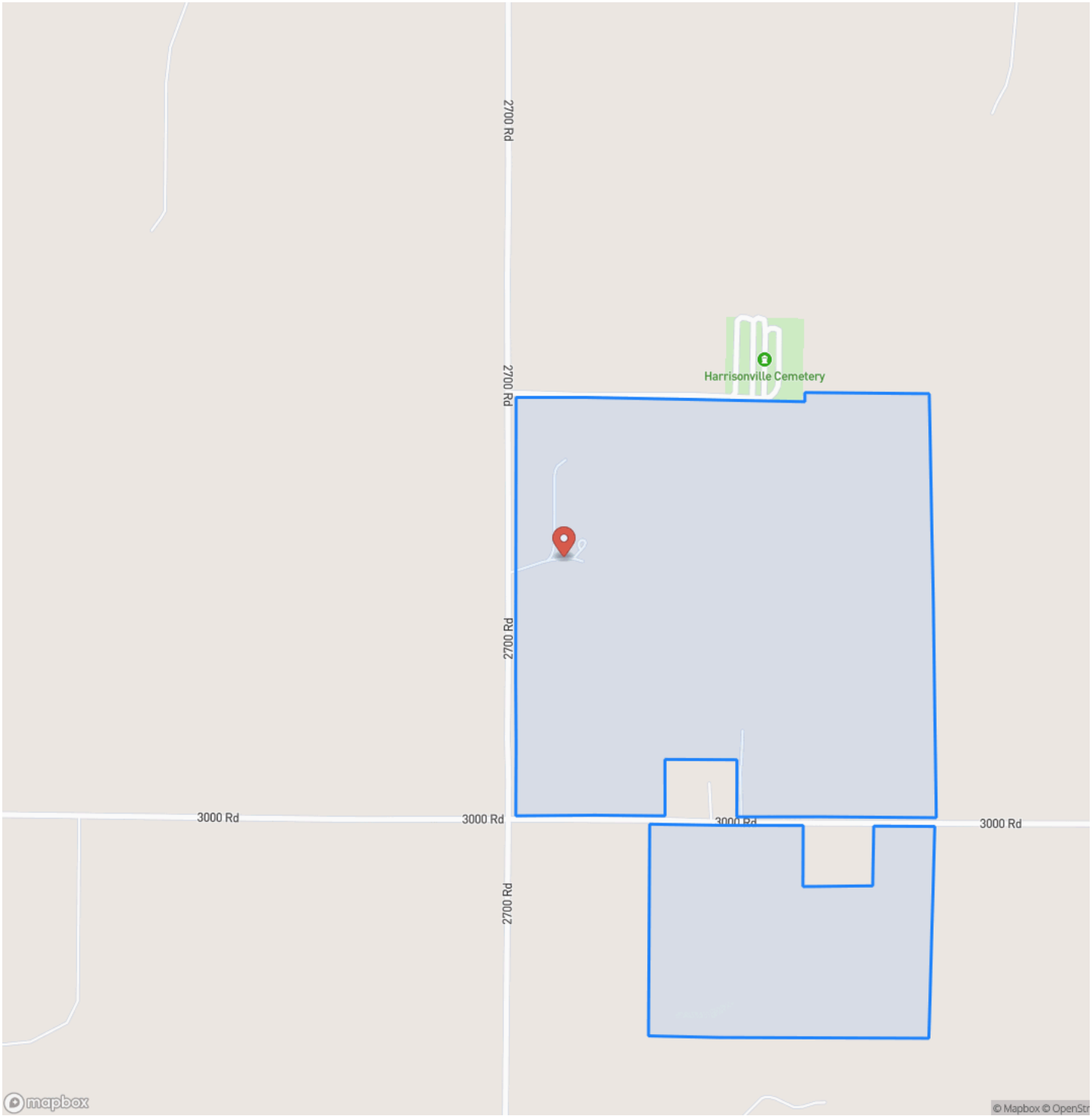




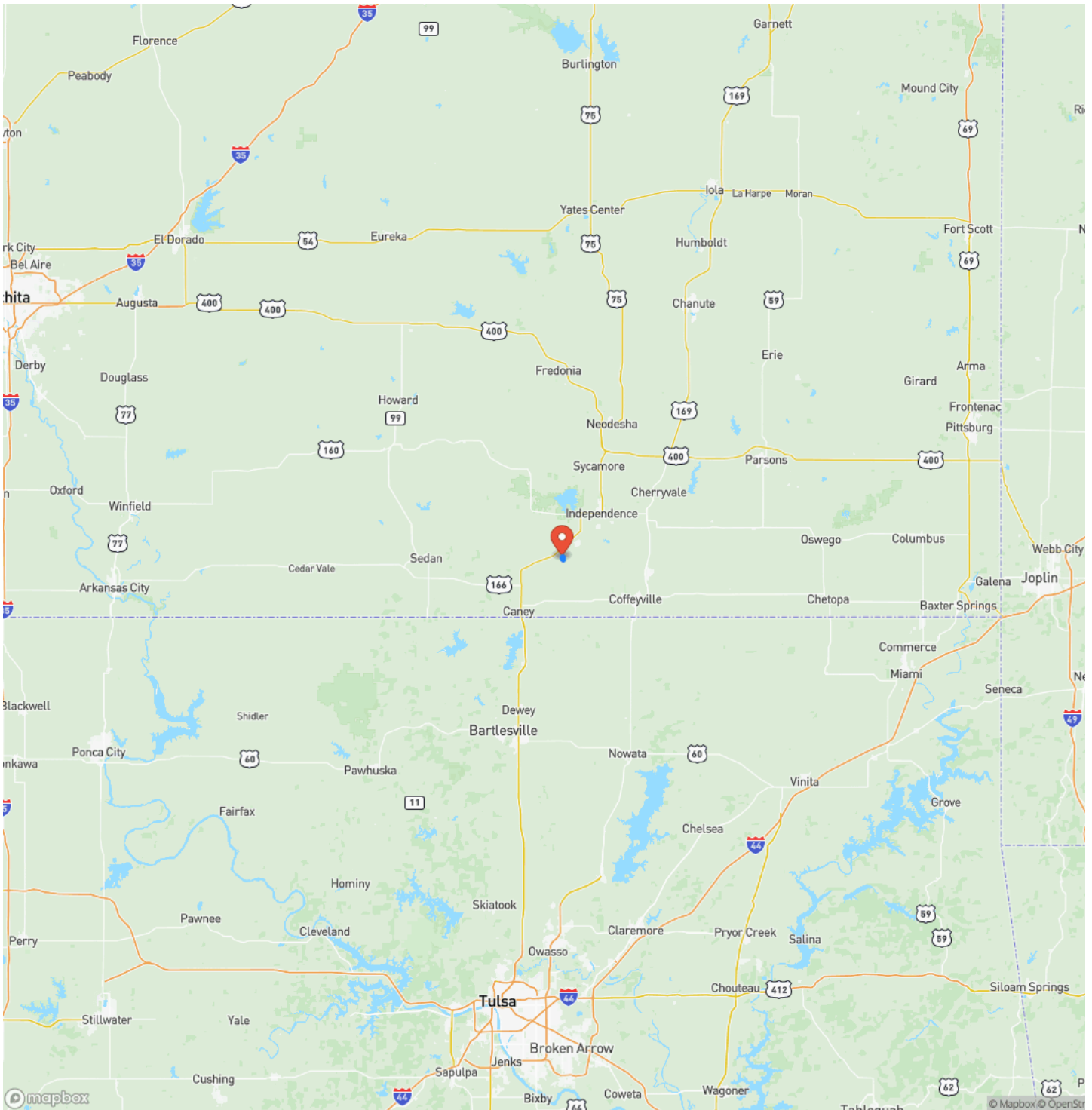
Montgomery County 151 Ranch with Custom Executive Home  
Independence, KS / Montgomery County



Locator Map

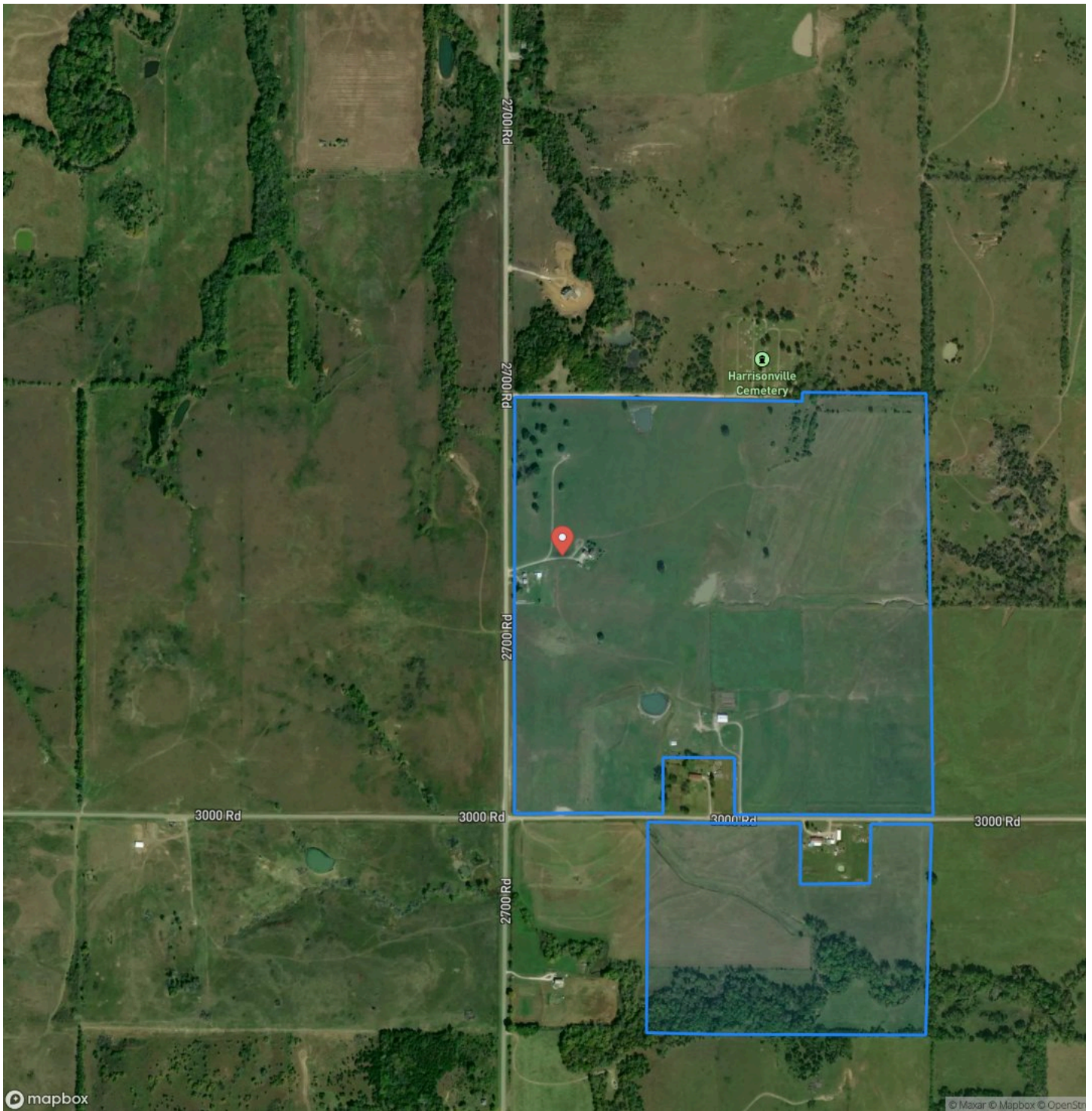


## Locator Map





## Satellite Map



## Montgomery County 151 Ranch with Custom Executive Home 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

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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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