

**Custom Executive Estate on 60 acres in Montgomery  
County**  
2140 South US Hwy 75  
Independence, KS 67301

**\$879,000**  
62± Acres  
Montgomery County





## Custom Executive Estate on 60 acres in Montgomery County Independence, KS / Montgomery County

### SUMMARY

#### **Address**

2140 South US Hwy 75

#### **City, State Zip**

Independence, KS 67301

#### **County**

Montgomery County

#### **Type**

Farms, Hunting Land, Residential Property

#### **Latitude / Longitude**

37.121257 / -95.866742

#### **Dwelling Square Feet**

2944

#### **Bedrooms / Bathrooms**

4 / 3

#### **Acreage**

62

#### **Price**

\$879,000

#### **Property Website**

<https://l2realtyinc.com/property/custom-executive-estate-on-60-acres-in-montgomery-county-montgomery-kansas/57529/>



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### PROPERTY DESCRIPTION

\*\*\*\*MAJOR PRICE CORRECTION\*\*\*\*The word custom is often used to describe anything out of the ordinary. However in this case, it is used to describe a one of kind home including every aspect of the build, that creates this completely custom home.

With just under 3000 sq. ft. of living space the amenities of this home are too numerous to mention in full and creates a home that must be seen to be appreciated.

Consisting of 4 oversized bedrooms and 3 bathrooms, the oversized master suite stands out and is strategically positioned to offer privacy from the rest of the home. Walk-in closets and the large master bath with its oversized tile walk-in shower offer just a glimpse of the master suite amenities.

Two of the other bedrooms are almost mirrored images of each other and are separated by an additional bath. These set on the South end of the home just off the living area, while the last remaining bedroom is separated from the others and positioned just off of the hallway leading from the kitchen.

Speaking of Kitchen, the fully custom kitchen offers something for everyone. Every aspect from the appliances, granite countertops, limestone bar, solid wood cabinets, tile backsplash, to the custom Turkish Travertine flooring, sets this kitchen apart. Off of the kitchen is the dining room that overlooks the back yard, and also leads to the completely screened-in patio complete again with the Turkish Travertine flooring. Perfect for grilling or entertaining this area is perfect for watching the sunrise or enjoying the afternoon shade all while being completely bug and fly free.

At the heart of the home, is the vaulted cathedral ceiling living area. The giant elk antler chandelier is only outdone by the custom hand built limestone fireplace complete with granite hearth. Offering the option to burn gas or wood, the fireplace offers the ambiance that ties the home together, while also offering a good source of heat complete with blower.

Setting on 62+/- acres the property has almost as many features as the home. With 43+/- acres currently being cash rented and in tillable acreage, the property will offer a source of ROI. An additional source of ROI are the natural gas and oil wells that can be found on the property.

The remaining 12+/- acres lie at the south end of the property and offers a mix of overgrown broken pasture that is perfect for whitetail deer hunting. One look at the shed antlers or any of the trophy mounts on the wall, and it's easy to see that the property will offer an excellent chance at a trophy whitetail. If ROI or hunting opportunities are not of interest, the property could be returned to tame grass and used to run stock or as an equestrian estate, as there is a small pond that could serve as a water source for stock.

Rounding out the property is the 4,240 sq.ft. shop. Complete with concrete pad, 2 overhead doors, as well as 110 and 220 electricity, this shop is ideal for those who might need a workspace, or the hobbyist as well. What sets this shop off is the included office/apartment. Complete with a large living area with kitchenette, the apartment also offers a full bathroom with laundry hookups and a private bedroom or office space. This space offers a multitude of options from guest quarters or office space, to a mother in law cottage, the opportunities are endless.

Setting just off HWY 75 the property sets in-between Independence and Caney, KS, allowing you to embrace the rural lifestyle in a custom estate without any gravel roads to access the property.

All mineral, oil, natural gas, water, and wind rights will transfer. Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or [jkolb@L2Realtyinc.com](mailto:jkolb@L2Realtyinc.com) with any questions or to schedule a private showing. All showings will need at least 12 hours notice.

\*3000+/- Sq. Ft Custom Home

\*4 Bedroom

\*3 Bathroom

**MORE INFO ONLINE:**

**[L2realtyinc.com](http://L2realtyinc.com)**

- \*Custom Solid Wood Cabinets
- \*Granite Countertops
- \*Custom Turkish Travertine Flooring
- \*Vaulted Cathedral Ceiling
- \*Custom Limestone Fireplace with Granite Hearth
- \*Elk Horn Chandelier
- \*Engineered Acacia Hardwood Flooring in Living Area
- \*Built in Safe Room/Storm Shelter that serves as a custom pantry with built-in shelving.
- \*Oversized Master Suite
- \*Custom Tile Shower
- \*Custom Walk-In Closets with built-in shelving and drawers
- \*Attached Oversized 2 car garage with HVAC
- \*Screened Patio with Travertine Flooring
- \*Hardwired for Generac Backup Generator
- \*USD #436 School District
- \*62+/- Acres
- \*43+/- Tillable Acres
- \*Gas and Oil Wells
- \*Mineral Rights Transfer
- \*ROI
- \*12+/- Acres Overgrown Pasture
- \*Deer Hunting Opportunities
- \*4,240 Sq. Ft. Shop
- \*Apartment/Office
- \*1 Bedroom/Office
- \*1 Bathroom
- \*Kitchenette
- \*Living Area
- \*2 Overhead Doors
- \*Concrete Slab



\*110 and 220 Electric

\*Approximately 10 miles to Caney, KS

\*Approximately 13 miles to Independence, KS

\*Approximately 21 miles to Coffeyville, KS

\*Approximately 30 miles to Bartlesville, OK

\*Approximately 71 miles to Tulsa, OK

\*Approximately 86 miles to Joplin, MO

\*Approximately 115 miles to Wichita, KS

\*Approximately 175 miles to Kansas City, MO

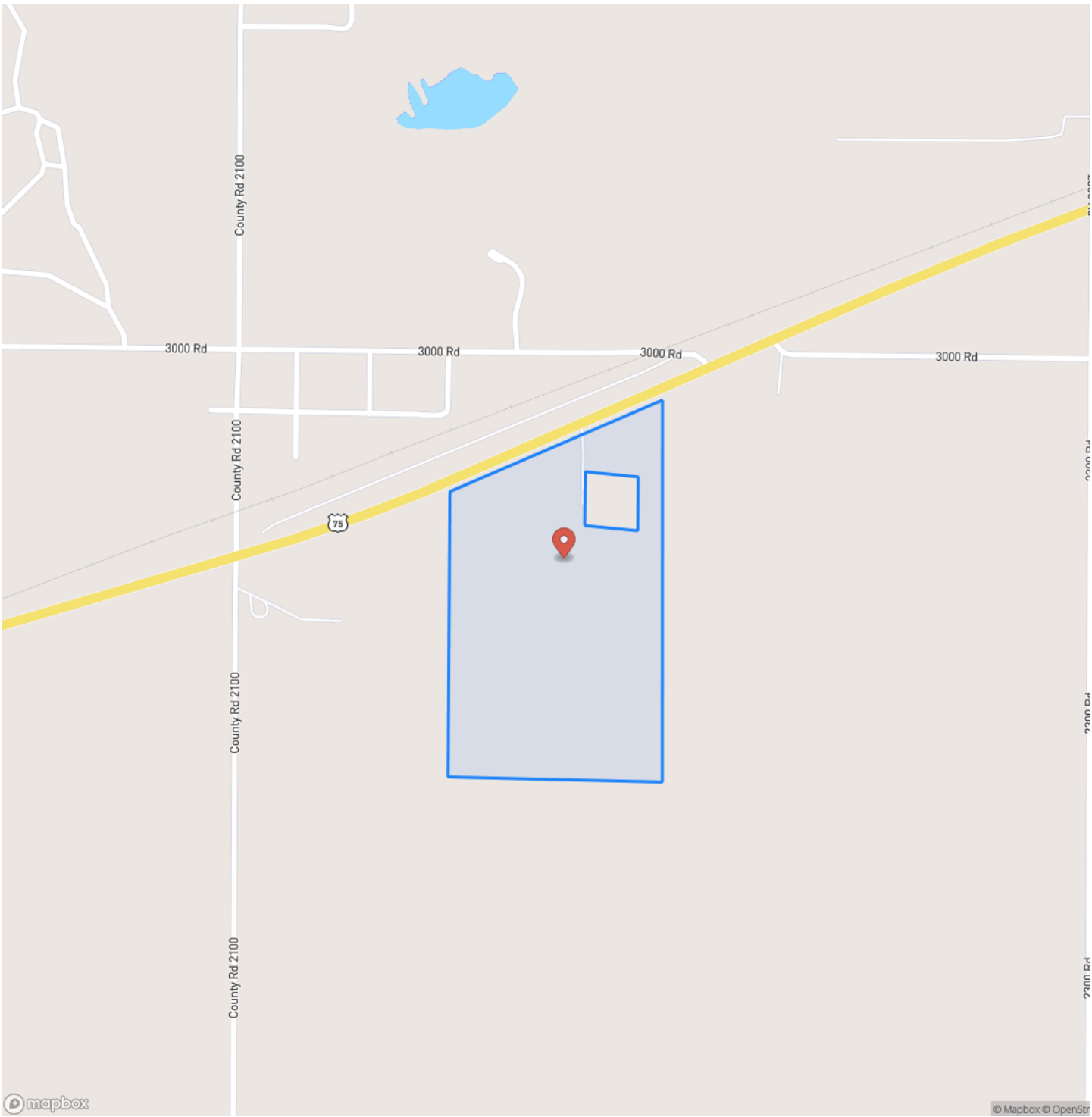




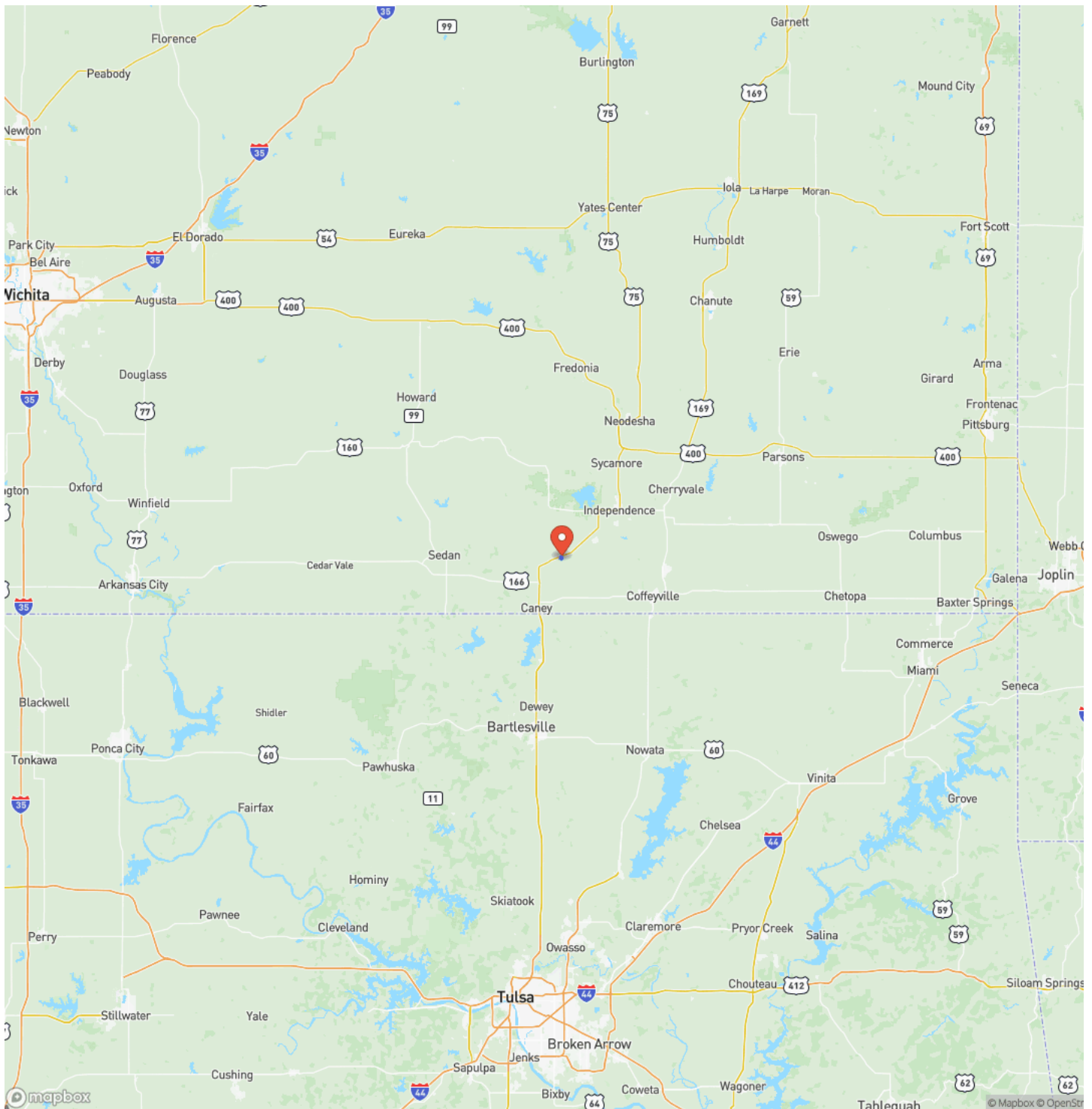
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Independence, KS / Montgomery County



Locator Map



## Locator Map





## Satellite Map



## Custom Executive Estate on 60 acres in Montgomery County 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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**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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