

Flying "V" Ranch  
1711 CR 4000  
Independence, KS 67301

**\$1,325,000**  
153.540± Acres  
Montgomery County



**Flying "V" Ranch**  
**Independence, KS / Montgomery County**

**SUMMARY**

**Address**

1711 CR 4000

**City, State Zip**

Independence, KS 67301

**County**

Montgomery County

**Type**

Residential Property, Horse Property, Single Family, Ranches, Farms

**Latitude / Longitude**

37.201225 / -95.905802

**Dwelling Square Feet**

2150

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

153.540

**Price**

\$1,325,000

**Property Website**

<https://l2realtyinc.com/property/flying-v-ranch-montgomery-kansas/89057/>



## Flying "V" Ranch Independence, KS / Montgomery County

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### **PROPERTY DESCRIPTION**

The Flying V Ranch consists of 160+/- acres and offers an ideal blend of agricultural productivity, country living, and recreational opportunity. With quality soils, well-maintained improvements, and a spacious home, this property is well-suited for a working cattle operation, agricultural production, or simply enjoying the peace of rural living. The land features three ponds, perimeter and cross-fencing, and approximately 18 acres of established hay meadow. The majority of the property consists of Class II silt loam soils-once in tillable production and now in a mix of tame cool-season and native warm-season grasses-providing flexibility to continue as grazing ground or return to tillable acreage. Working pens equipped with a squeeze chute, tub, alleyway, and automatic waterers make livestock handling efficient and practical, and they are just a short walk from the house.

The 1985 split-level ranch-style home provides comfort and functionality, offering 1,566 finished sq. ft. on the main floor plus additional finished living space in the basement. With 3-4 bedrooms, 3 bathrooms, an office, sunroom, hot tub, and walkout decks, the home is designed for family living and relaxation. An oversized attached two-car garage adds convenience, while the gated blacktop drive ensures both privacy and curb appeal. Supporting improvements include a newly built 50'x40'x14' insulated shop (2021) with two 12' overhead doors, two walk doors, and concrete floors-perfect for equipment, vehicles, or workshop use. Multiple additional outbuildings provide ample storage and livestock support, including utility buildings, storage sheds, loafing sheds, and lean-tos. Whether your goals are agricultural or residential, this diverse property delivers both function and lifestyle. With quality soils, a comfortable home, and extensive improvements, it is ready to support your vision from day one.

All mineral, oil, and natural gas rights will transfer with the property, which includes one natural gas well. Additional acreage may be available. 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.

### **Property Highlights:**

160+/- Acres 3 Ponds Fenced & Cross-Fenced

18+/- Acres Hay Meadow Class II Silt Loam Soils - currently tame cool-season grasses, tillable potential

Working Pens with Squeeze Chute, Tub & Alleyway

Automatic Waterers

Natural Gas

Well

### **Home Features (1985 Split-Level Ranch):**

1,566 Main Floor Finished Sq. Ft. + Additional Finished Basement 3-4 Bedrooms | 3 Bathrooms | Office Oversized 2-Car Garage (Attached) Sunroom, Hot Tub, Walkout Decks Gated Drive with Automatic Opener Blacktop Drive & Blacktop Road Frontage

### **Improvements:**

50x40x14 Insulated Shop (2021)

2 Overhead Doors (12')

2 Walk Doors Concrete Floor Multiple Outbuildings:

16x30 Utility Building

28x50 Storage Shed



23x50 Storage Shed

8x20 Loafing Shed

12x24 Lean-to

24x40 Utility Building

10x10 Loafing Shed

8x20 Loafing Shed

20x50 Lean-to

33x70 Utility Building



Flying "V" Ranch  
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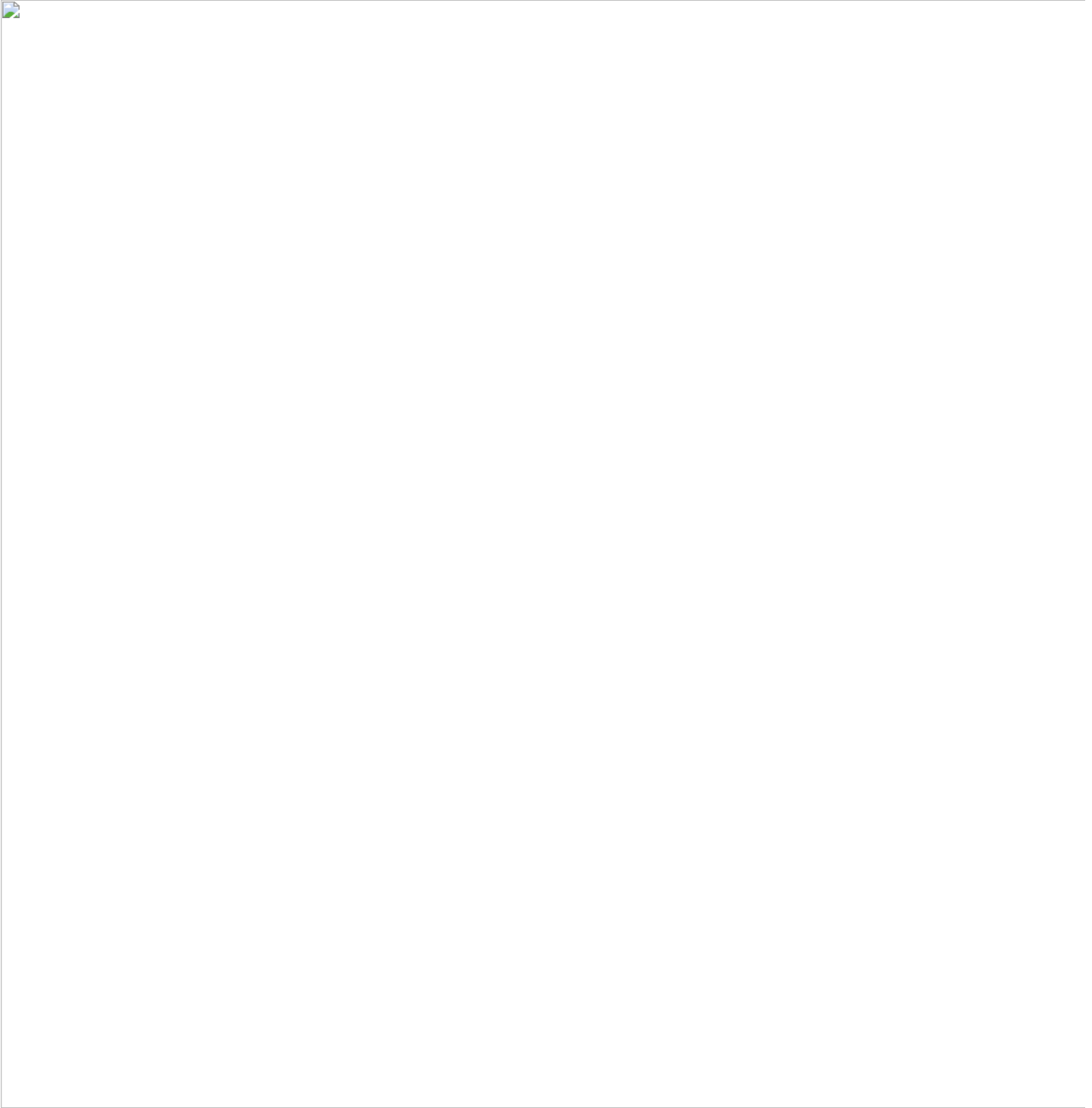
## Locator Map

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## Locator Map

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## Satellite Map







## **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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**L2 Realty, Inc - Land and Lifestyle Properties**

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