

3 in 1 for investing
2051 CR 4550
Coffeyville, KS 67337

\$440,000
2.100± Acres
Montgomery County



3 in 1 for investing
Coffeyville, KS / Montgomery County

SUMMARY

Address

2051 CR 4550

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Residential Property, Commercial

Latitude / Longitude

37.058497 / -95.647872

Dwelling Square Feet

1242

Acreage

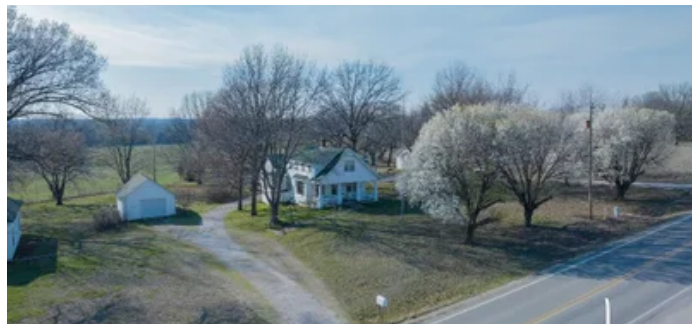
2.100

Price

\$440,000

Property Website

<https://l2realtyinc.com/property/3-in-1-for-investing-montgomery-kansas/38288/>



PROPERTY DESCRIPTION

Just outside of the Coffeyville city limits off of Cline Road and across from Hillcrest Country Club, lies this potential Investor's Delight.

Utilizing the main entrance to the property, you are immediately drawn to the 3 current residences. The largest being the 1 1/2 story farm house that is currently being used as the main residence, but would also make an ideal rental unit. Consisting of 4 total bedrooms and 2 bathrooms, the downstairs of the renovated farm house consists of a family room, kitchen, dining room, laundry room, as well as the master suite, with the remixed bedrooms and bathrooms being located upstairs. Multiple period architecture designs are found throughout the home including doorways, nooks, and shelving to mention a few.

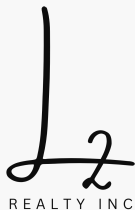
Just South of the main residence, you will find the 988 Sq. Ft. Bungalow. Consisting of 5 total rooms including 2 bedrooms and a bathroom, the bungalow makes for the perfect mother in law cottage or can continue to be utilized as a rental unit. The bungalow is currently part of a one year contract, with the remainder of the contract transferring to the new owner and the property returning \$750/month.

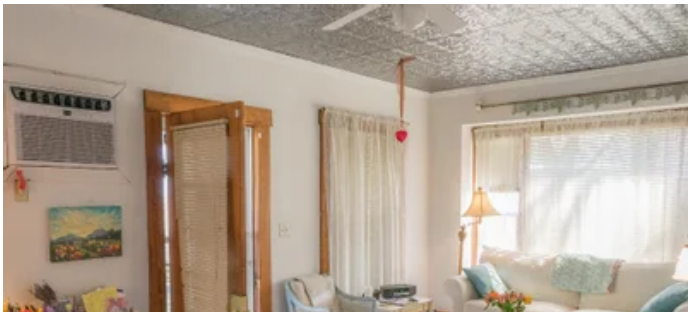
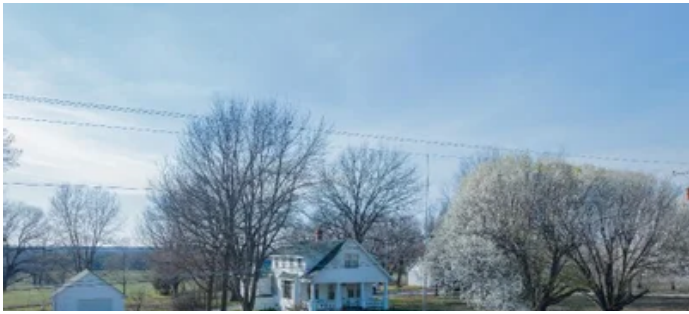
Behind the main residence or to the West of it, you will find the 680 Sq. Ft. studio apartment, that was completed in 2018. As you enter, the large glass patio doors overlooking the patio area and the remaining property to the West, will immediately grab your attention. Enjoy the sunset view from the comfort of your bed or anywhere else in the one room apartment, or shut the outside wooden shutter for added privacy. The apartment also comes equipped with a kitchenette as well as a full bath, as well as being spray foamed insulated for efficient climate control from the split unit ac and heater. The studio apartment is also currently being utilized as a rental unit, and is part of a short term lease agreement returning \$1000/month.

The remainder of the housing complex is made up of multiple additional outbuildings including 2 single car garages, as well as an old Milk barn that if renovated could make an additional rental unit and would provide additional return on investment.

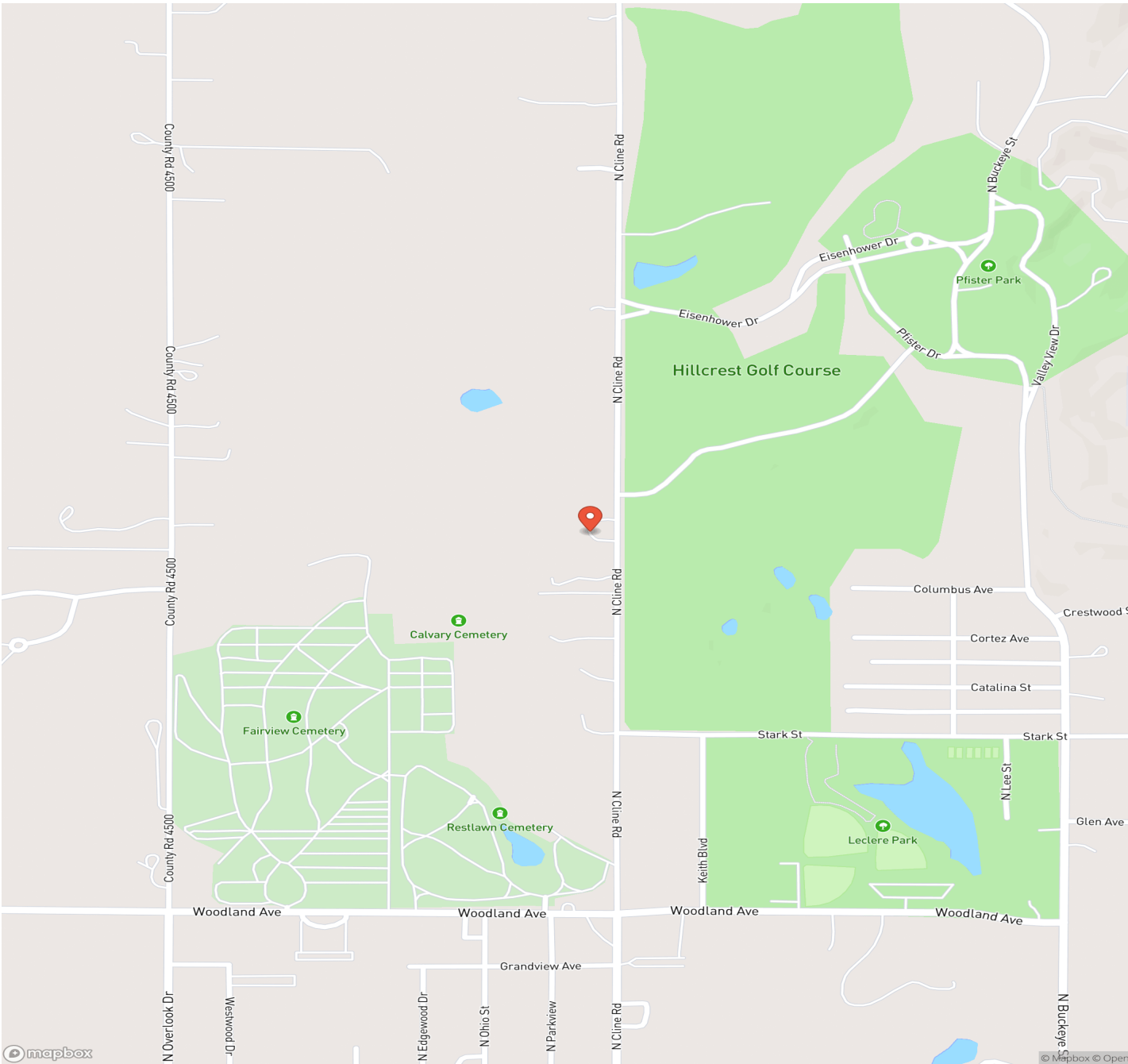
Also located on the 2.1+/- acres is an open lot creating the potential for an additional building site. All mineral, oil, and natural gas rights will transfer with no current production. Contact Land Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@l2realtync.com with any questions or to schedule a private showing.

- *1 1/2 Story Renovated Farm House
 - *4 Bedroom
 - *2 Bathroom
- *988 Sq. Ft. Bungalow
 - *2 Bedroom
 - *1 Bathroom
 - *1 year lease In place returning \$750/month
- *680 Sq. Ft. Studio Apartment
 - *Kitchenette
 - *Full Bath
 - *Patio and Property Views
 - *Short term lease returning \$1000/month
- *Multiple Outbuildings
 - *(2)-One Car Garage
 - *Milk Barn
- *All Mineral Rights Transfer
- *Blacktop Road Frontage
- *Multiple Sources of ROI
- *Potential Build Site
- *Just outside Coffeyville, KS City Limits
- *64 miles from Joplin, MO
- *72 miles from Tulsa, OK
- *134 miles from Springfield, MO
- *140 miles from Wichita, KS
- *164 miles from Kansas City, KS

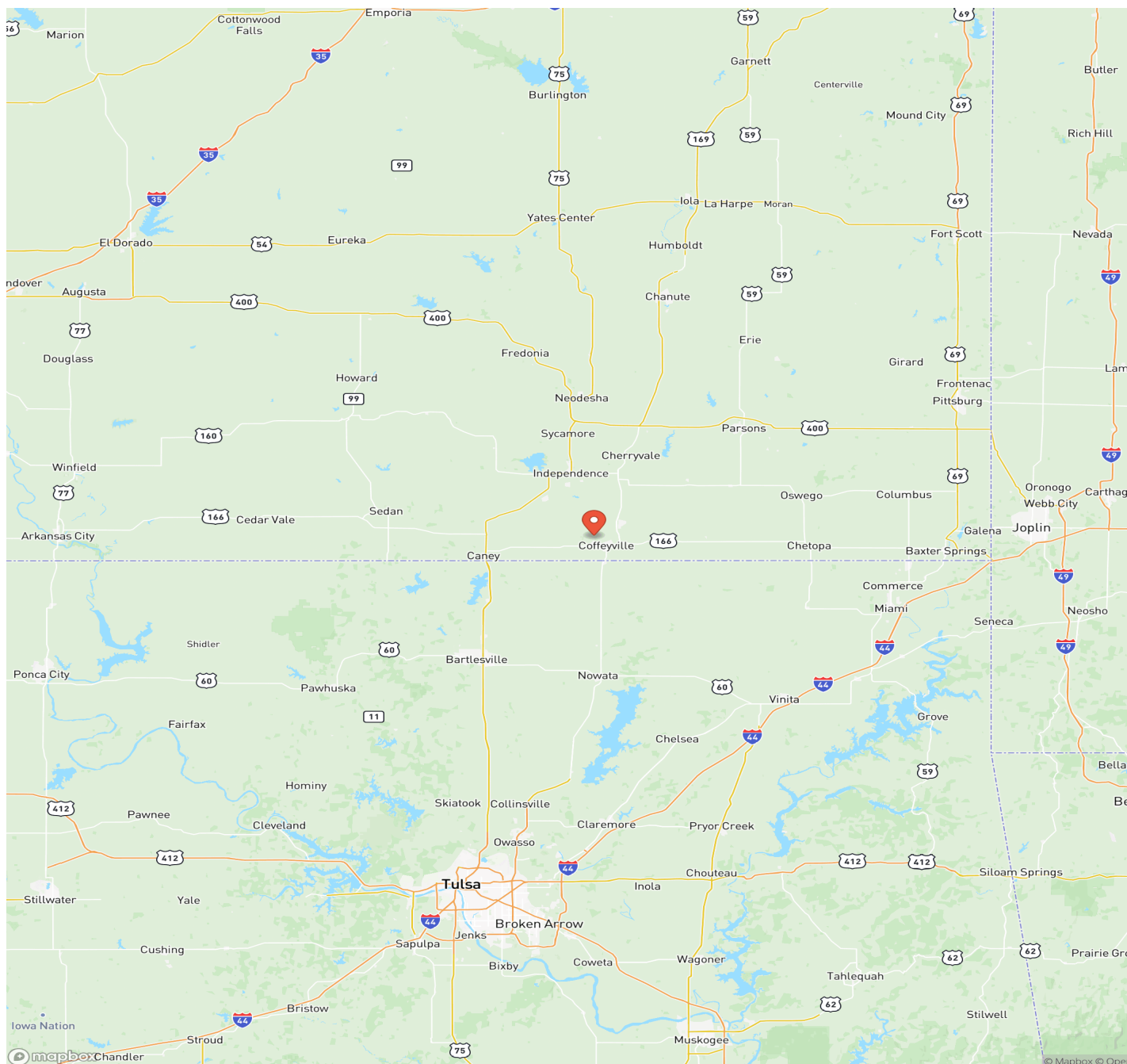




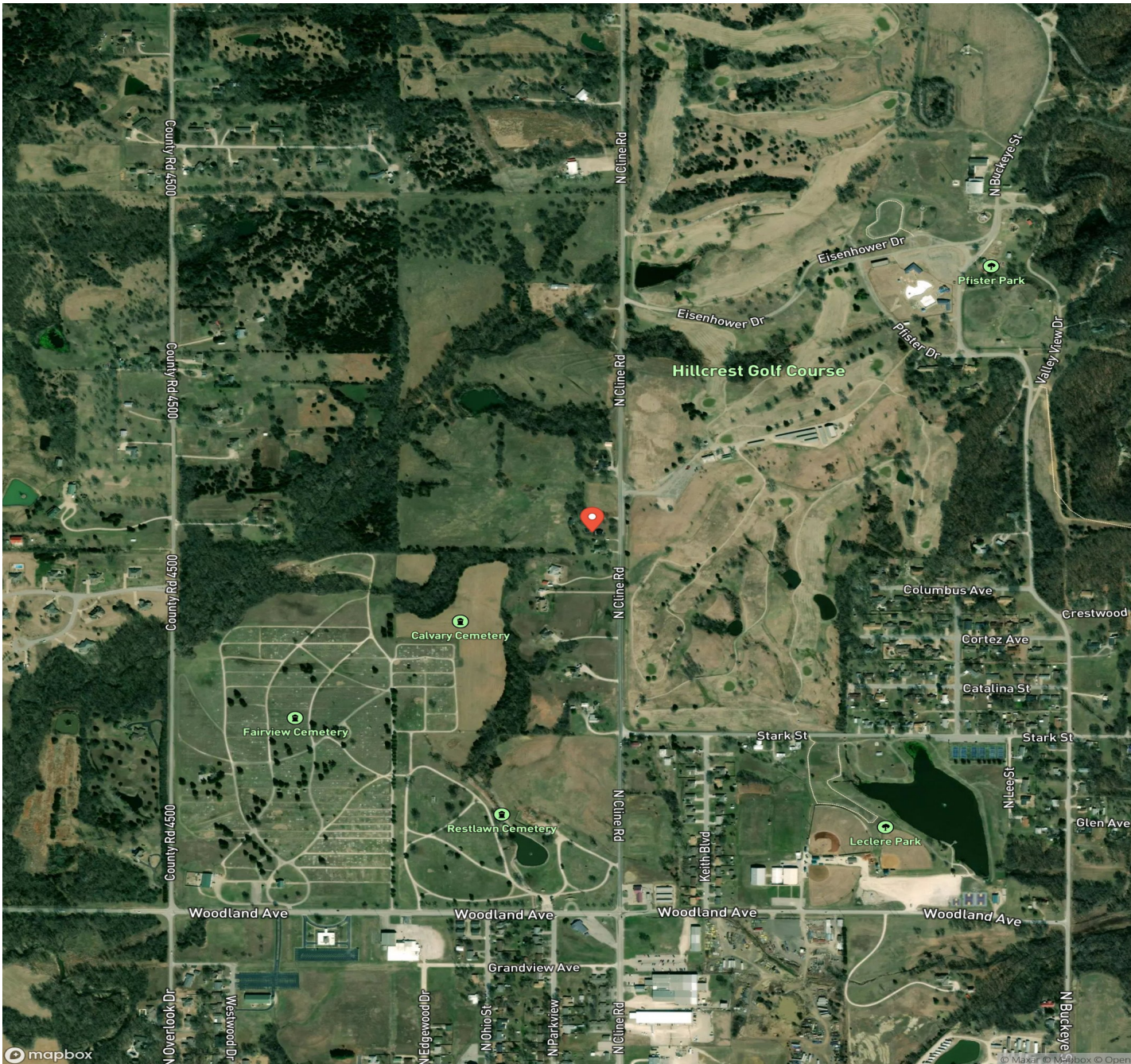
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@l2realtyinc.com

Address

City / State / Zip

Independence, KS 76301

NOTES

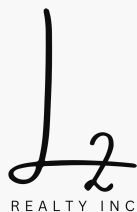
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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain 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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