

24 +/- Acres in Montgomery Co
1550 CR 2400 24A
Havana, KS 67347

\$120,000
24± Acres
Montgomery County



**24 +/- Acres in Montgomery Co
Havana, KS / Montgomery County**

SUMMARY

Address

1550 CR 2400 24A

City, State Zip

Havana, KS 67347

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.087505 / -95.920142

Acreage

24

Price

\$120,000

Property Website

<https://l2realtyinc.com/property/24-acres-in-montgomery-co-montgomery-kansas/89385/>



24 +/- Acres in Montgomery Co Havana, KS / Montgomery County

PROPERTY DESCRIPTION

Located just 1/4 mile off Highway 75, this 24+/- acre tract offers the perfect balance of functionality, natural beauty, and accessibility. With blacktop road frontage and two entrance already in place, including one gated and one oversized entrance, the property is easily accessible while still offering the privacy and serenity of rural living. The gently rolling terrain is blanketed with a mix of native warm-season and cool-season grasses, making it ideal for grazing or hay production. The deep soil also gives the property a tillable option making it a perfect fit for adding onto an existing farming or livestock operation, or for an investor looking to add to their portfolio. For those looking for wide open space or seeking the ideal location to build, the property presents multiple estate build site options with scenic views and a peaceful atmosphere. With electricity and rural water available at the road, key infrastructure is already nearby-reducing the cost and complexity of future development. From building your dream home or weekend getaway to starting or adding to an ag operation or enjoying a private retreat, this versatile tract offers numerous possibilities in a hard-to-find size and setting. 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. Additional acreage is available. Property is agent-owned.

- *24+/- Acres
- *Native Warm Season Grasses
- *Tame Cool Season Grasses
- *Rolling Terrain
- *Blacktop Road Frontage
- *Just 1/4 mile from HWY 75
- *Mature Shade Trees
- *Grazing Potential
- *Hay Production
- *Tillable Potential
- *Utilities Available
- *Estate Build Potential
- *Blacktop Road Frontage
- *2 Entrances Including One Oversized Entrance
- *Water Feature Potential
- *Adjacent to Havana Lake Association Entrance
- *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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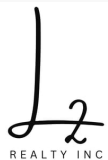
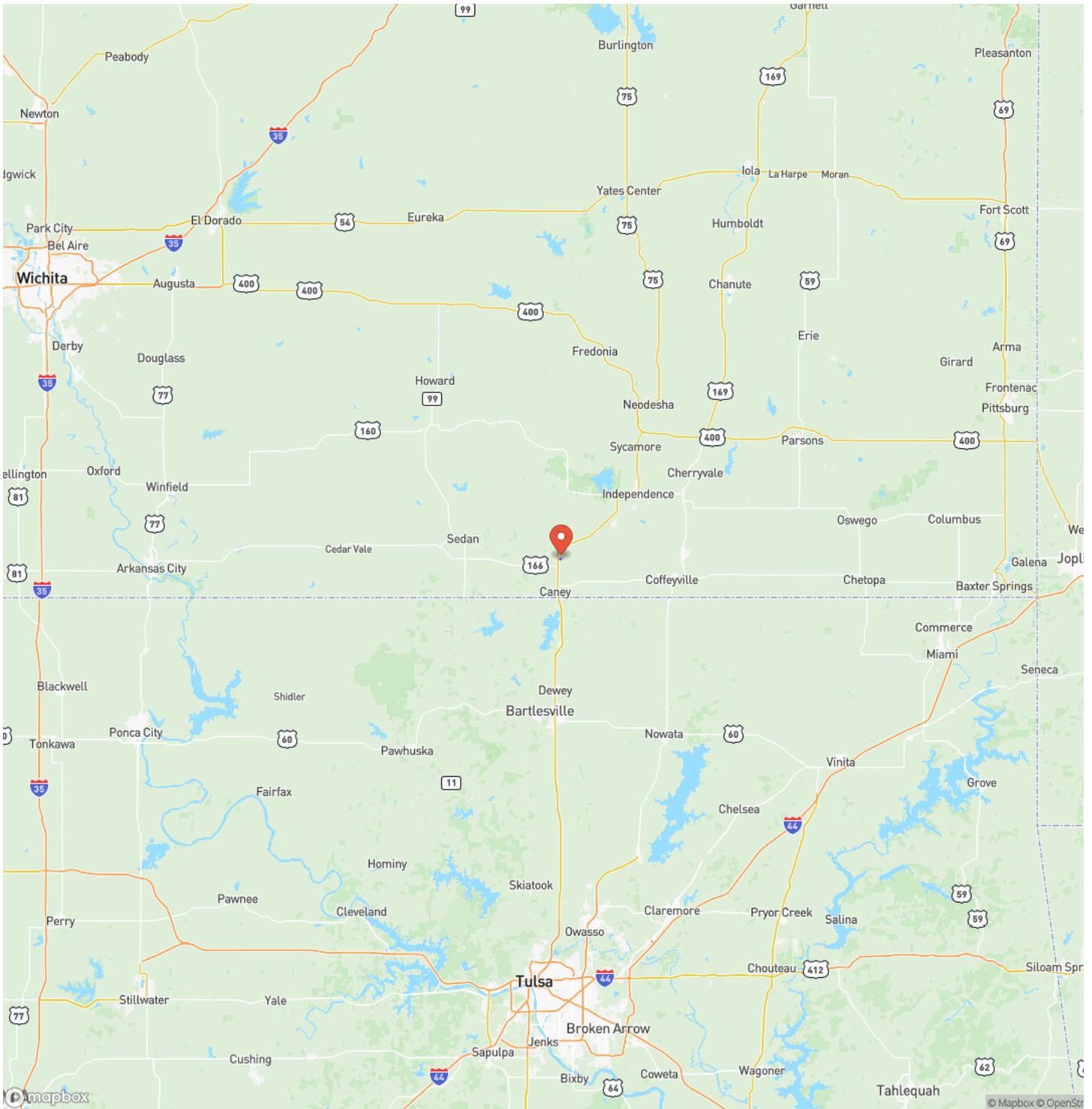


Locator Map



**24 +/- Acres in Montgomery Co
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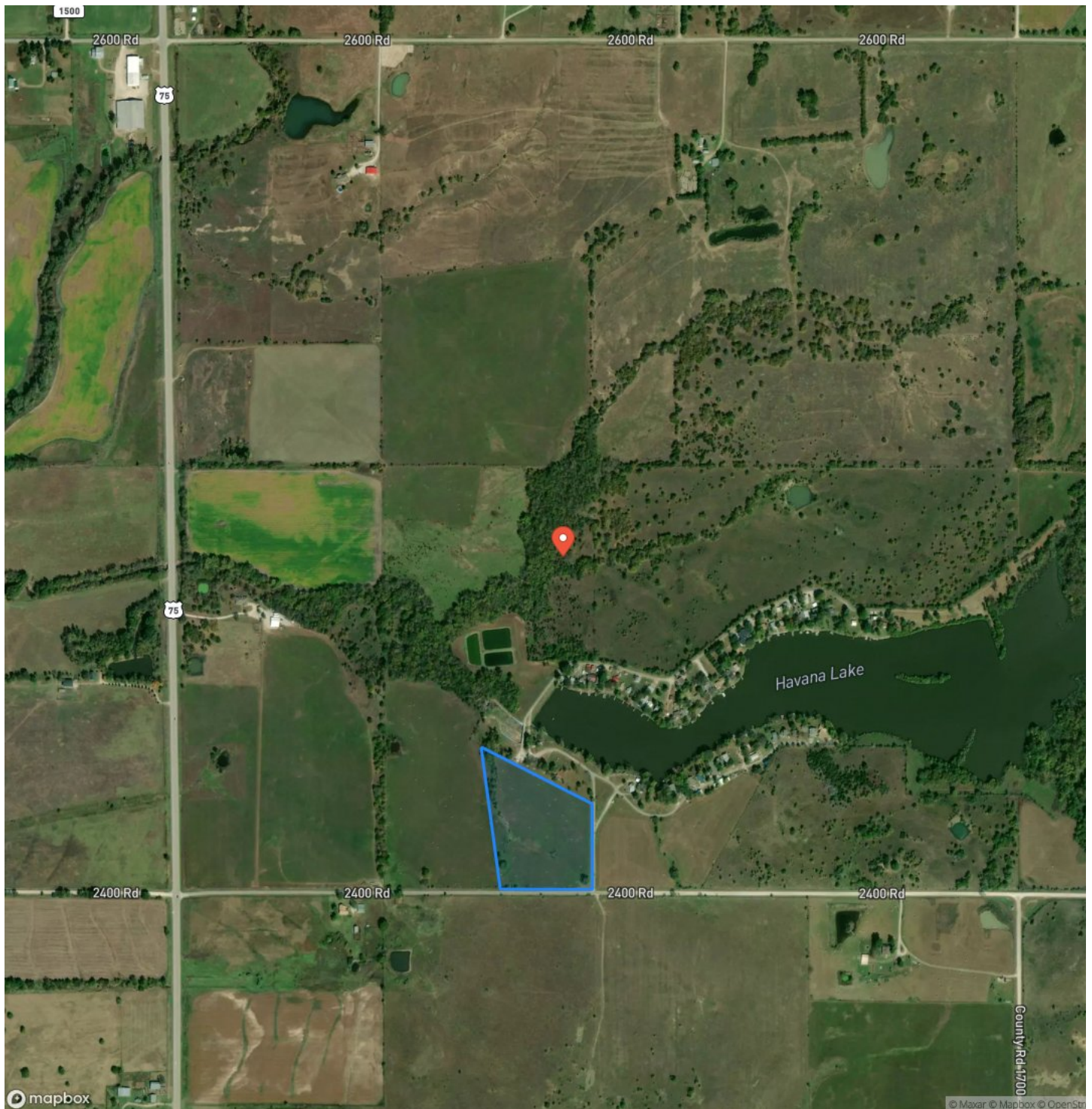
Locator Map



MORE INFO ONLINE:

L2realtyinc.com

Satellite Map



**24 +/- Acres in Montgomery Co
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

[illegible]

MORE INFO ONLINE:

L2realtyinc.com

This image shows a single 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.



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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