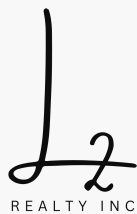


Small Acreage With Big Potential!
00000 S 2nd St
Independence, KS 67301

\$60,000
15.380± Acres
Montgomery County



Small Acreage With Big Potential!
Independence, KS / Montgomery County

SUMMARY

Address

00000 S 2nd St

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.208918 / -95.700801

Taxes (Annually)

149

Acreage

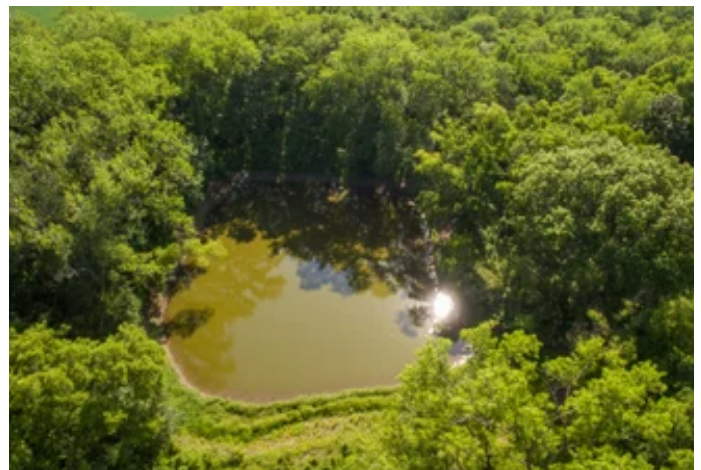
15.380

Price

\$60,000

Property Website

<https://l2realtyinc.com/property/small-acreage-with-big-potential-montgomery-kansas/41215/>



Small Acreage With Big Potential! Independence, KS / Montgomery County

PROPERTY DESCRIPTION

Have you been looking for a small farm? Do you love the outdoors? Located just outside of Independence Kansas sits 15 +/- acre. This small farm has many possibilities! If hunting is what you are looking for then this is a must see. Having a creek running through and large mature trees throughout, could make a bow hunters dream come true. Along the west property line is a crop field that is a great food source for area. Heavy mixed grasses are on the property and make a great bedding area. If just a weekend play area is on your mind, this farm offers a pond along with the creek. Being in a flood zone, no permanent structure can be built but a camper or tent would do the trick. Utilities close by and the paved road leading to it is a big plus! The mature trees have been known to be a roosting spot for turkeys from time to time. If you are looking for a spot to hang out and watch the sun rise or set, let's go take a look and see what you think!

Jamie Reister

[620-330-7522](tel:620-330-7522)

*Deer

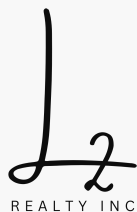
*Turkeys

*Creek

*Pond

*Wildlife

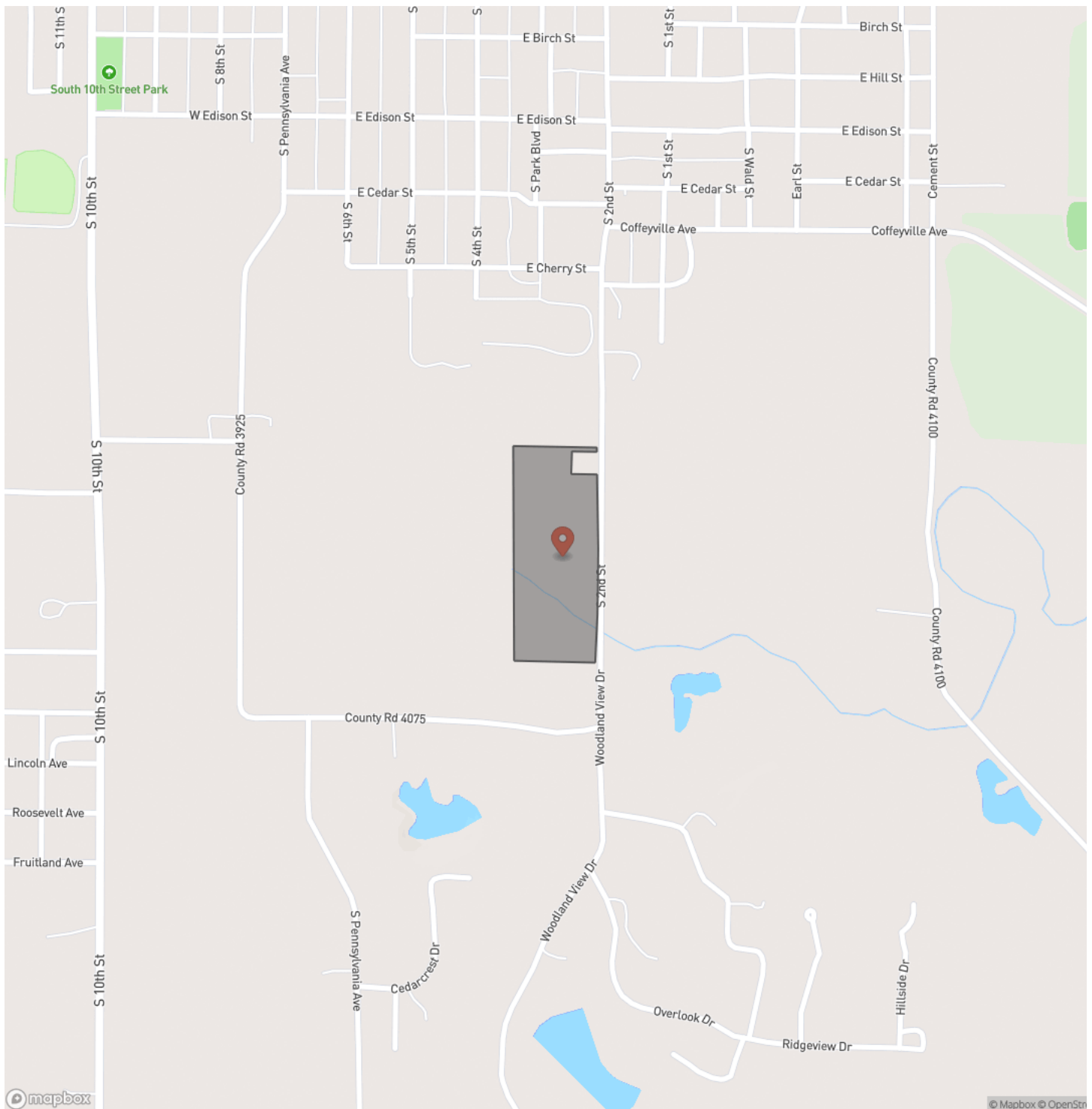
*Paved Road



Small Acreage With Big Potential!
Independence, KS / Montgomery County



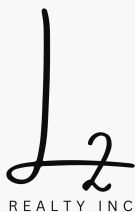
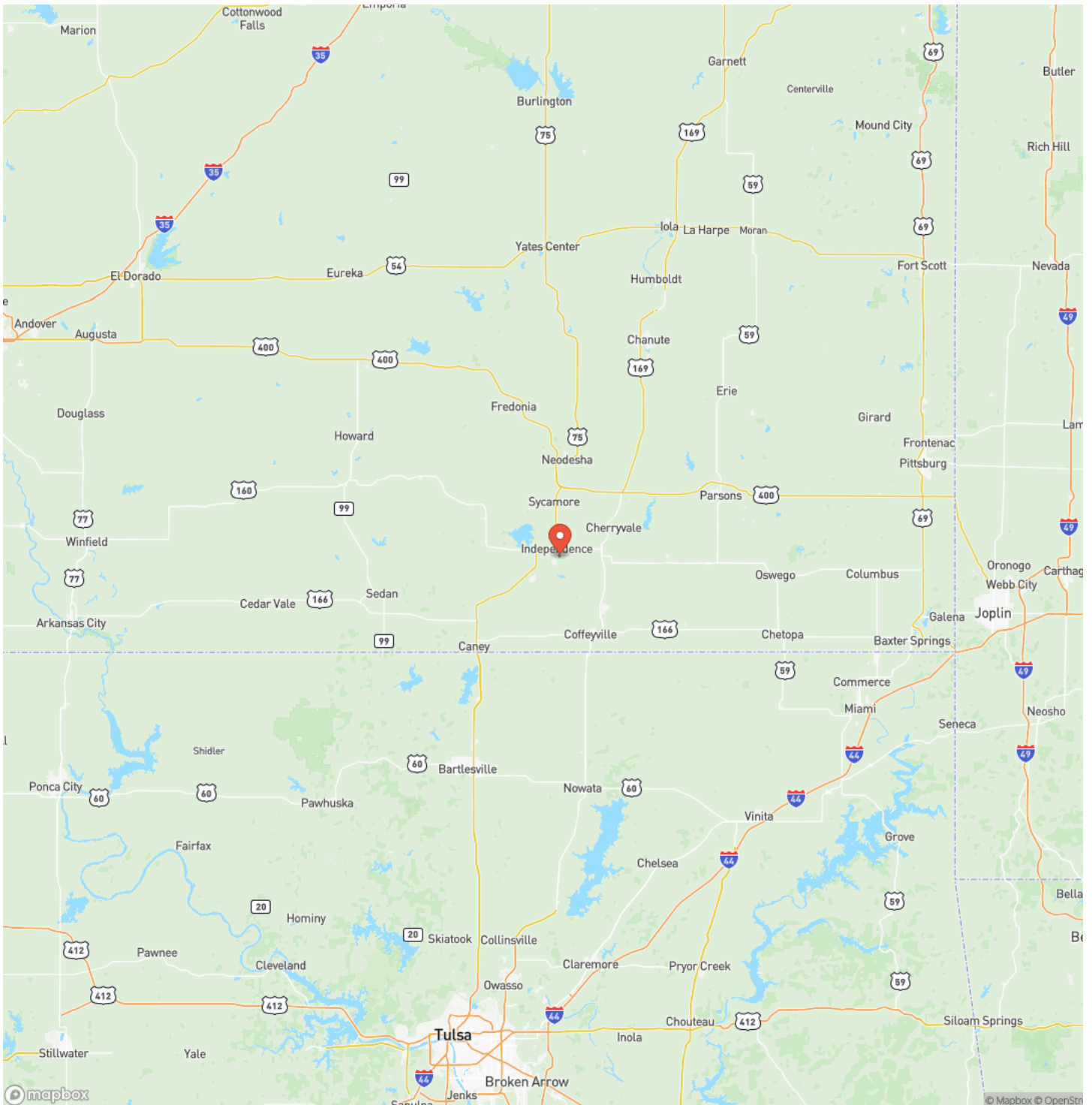
Locator Map



Small Acreage With Big Potential!

Independence, KS / Montgomery County

Locator Map



MORE INFO ONLINE:

l2realtyinc.com

Small Acreage With Big Potential!
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Satellite Map



Small Acreage With Big Potential! Independence, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Reister

Mobile

(620) 330-7522

Email

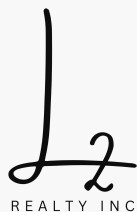
jreister@l2realtyinc.com

Address

City / State / Zip

Independence, KS 67301

NOTES

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MORE INFO ONLINE:

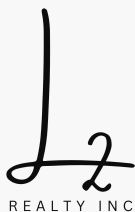
l2realtyinc.com

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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 relation 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.



L2 Realty, Inc - Land and Lifestyle Properties

4045B CR 3900

Independence, KS 67301

(620) 577-4487

l2realtyinc.com

