

Country Home With Acreage!

3305 CR 3200

Independence, KS 67301

\$204,900

36.240± Acres

Montgomery County



MORE INFO ONLINE:

I2realtyinc.com

Country Home With Acreage!

Independence, KS / Montgomery County

SUMMARY

Address

3305 CR 3200

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Farms, Ranches, Residential Property,
Recreational Land, Hunting Land, Horse Property

Latitude / Longitude

37.138674 / -95.776136

Dwelling Square Feet

2000

Bedrooms / Bathrooms

4 / 2

Acreage

36.240

Price

\$204,900



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PROPERTY DESCRIPTION

Looking for that country home? How about one 10 minutes from town? Here is your chance to have both! Located 8 miles from Independence, KS sits this four bedroom two bath home. Having some recent upgrades done such as flooring, trim And painting it is sure to catch your eye when you walk in the front door. Having an open kitchen area along with a spacious living room and dining area it gives you plenty of space to grow your family. The family room has a nice fireplace to sit and relax on those cold winter nights! The master bedroom with a large walk in closet along with a large bath room gives you space for the busy morning getting ready for work. If sitting outside with a cup of coffee is what you enjoy then the front and rear decks are waiting for you. Pulling in the driveway you will see the newer livestock barn and improved fencing ready for your animals. Having 36 +/- acres allows you chase your dreams of having a small farm. 31 +/- acres was tillable and is currently in grass and a small amount of timber. The northwest corner of the property has small wet weather creek running through it. Having a dense fence row on the north property line deer and other small wildlife can be seen often. Minerals do transfer with this farm and oil wells are currently pumping. Along with that is free natural gas to the house. If going to the big city occasionally is something you like to do, Bartlesville, OK is 40 minutes away and Tulsa is an hour and 15 minutes away. Give me a call and lets take a look! [620-330-7522](tel:620-330-7522)

Jamie Reister

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

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*Deer

*Newer Livestock Barn

*Minerals

*Tillable Acres

*Close To Town

*Livestock Pens

MORE INFO ONLINE:

l2realtyinc.com

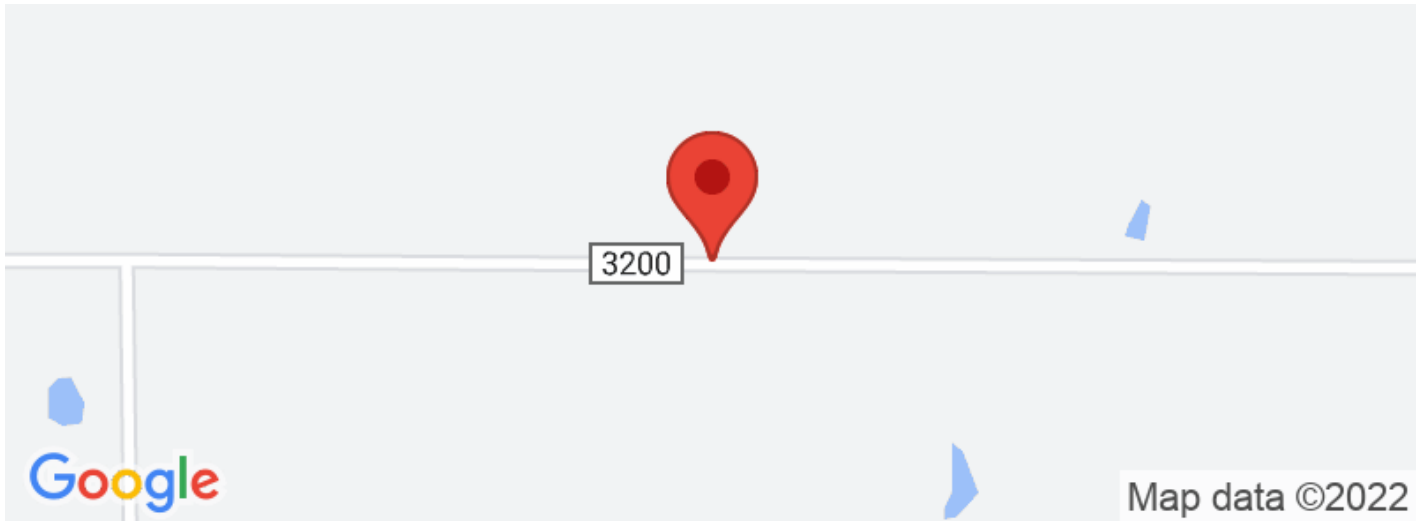
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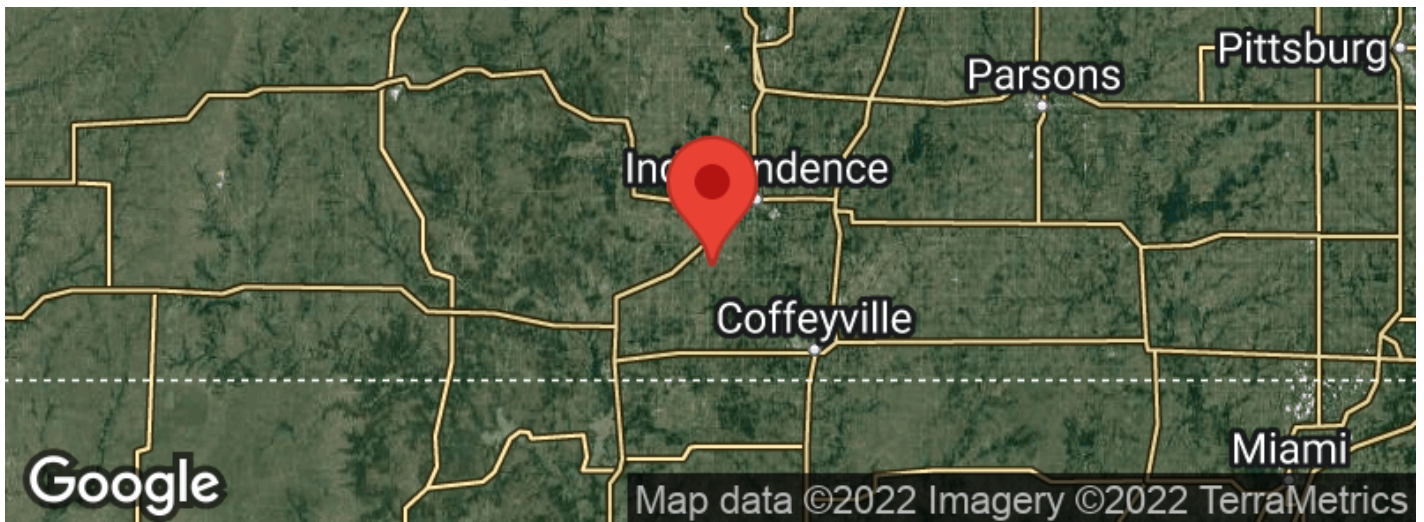
Locator Maps



MORE INFO ONLINE:

I2realtyinc.com

Aerial Maps



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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.

MORE INFO ONLINE:

L2 Realty, Inc - Land and Lifestyle Properties

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