

50 Acres Next To Coffeyville In A Prime Area!
0000 West 1st
Coffeyville, KS 67337

\$300,000
50± Acres
Montgomery County



50 Acres Next To Coffeyville In A Prime Area! Coffeyville, KS / Montgomery County

SUMMARY

Address

0000 West 1st

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

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

Latitude / Longitude

37.043476 / -95.645253

Acreage

50

Price

\$300,000

Property Website

<https://l2realtyinc.com/property/50-acres-next-to-coffeyville-in-a-prime-area-montgomery-kansas/39125/>



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PROPERTY DESCRIPTION

Looking for a spot to build that dream home you have always wanted or maybe a couple homes for the family? How about a pasture to raise a few cattle or horses. This 50 acre farm has many options. Setting along a black top road along with utilities close by makes a perfect set up. Mixed grasses throughout and multiple slight elevation changes give you several reasons to come take a look. Average fencing is on two sides. Gradual fall on the northeast side of the farm could be where you build a big pond and a dock to watch the sunsets or sun rises! The wet weather creek and timber gives a good set up for wildlife, hiking area, atv trails and many other possibilities. Coffeyville schools are just minutes away and so is the amenities of the town. Recreation doesn't seem to be a problem having the hill crest golf course and the Coffeyville country club within 2 miles. For additional fun the pool is also 2 miles away, Additional acreage may be an option if 50 is not enough for you. Good development area are getting harder to come by. This area has a nice set up if that's something you are thinking about in the near future. Easy access and good roads leading to the property gives it an advance. Tulsa is an hour and a half south and Bartlesville is 45 minutes away. A work commute or a weekend shopping trip is a short drive away. Give me a call and lets take a look!

Jamie Reister

[6260-330-7522](tel:6260-330-7522)

*Close Schools

*Blacktop Road

*Mixed Grass

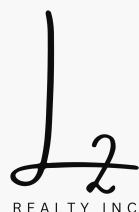
*Golf Course Close

*Pool Near By

*Deer Trails

*Build Site

*Hiking

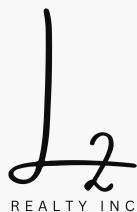
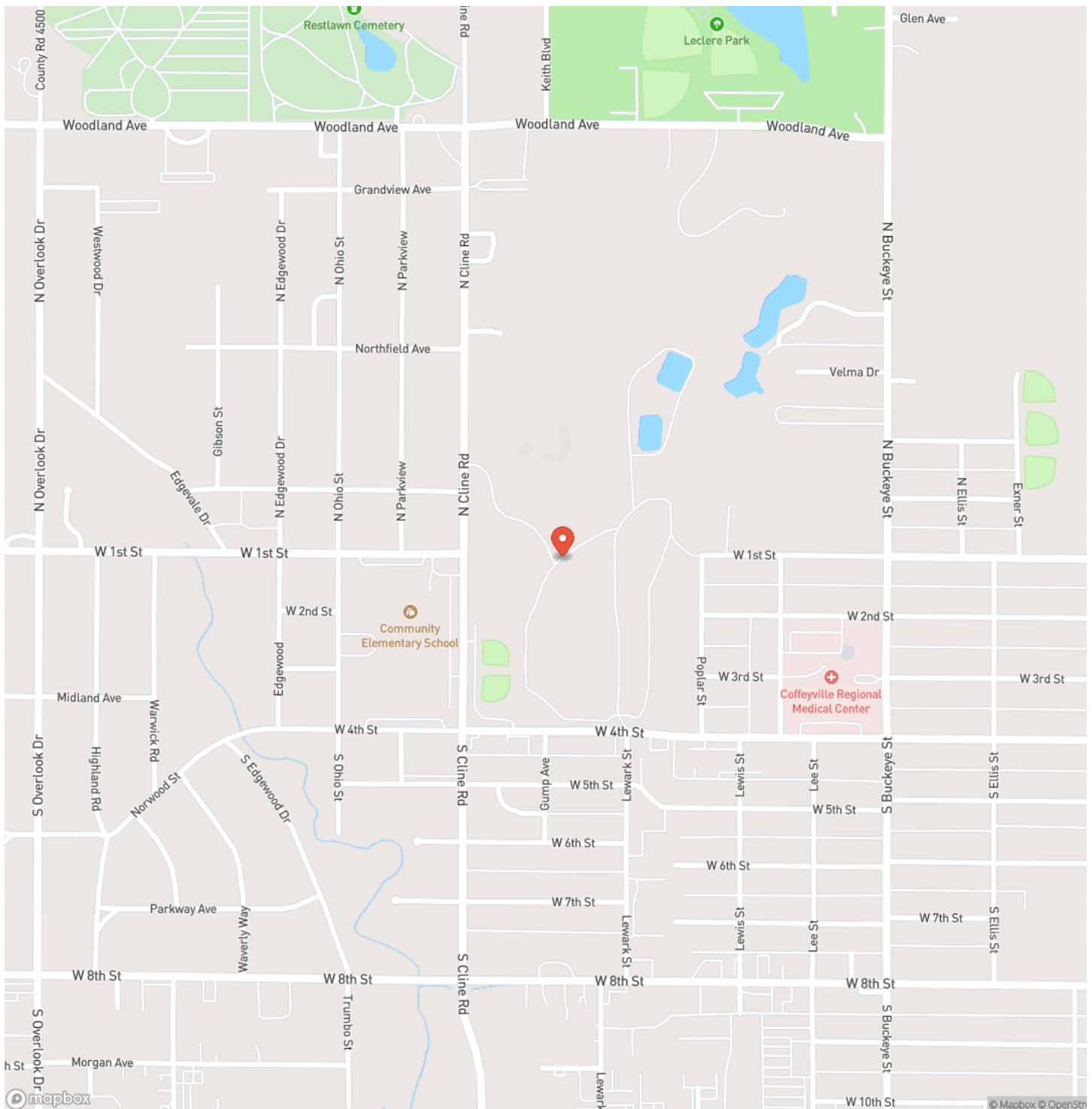


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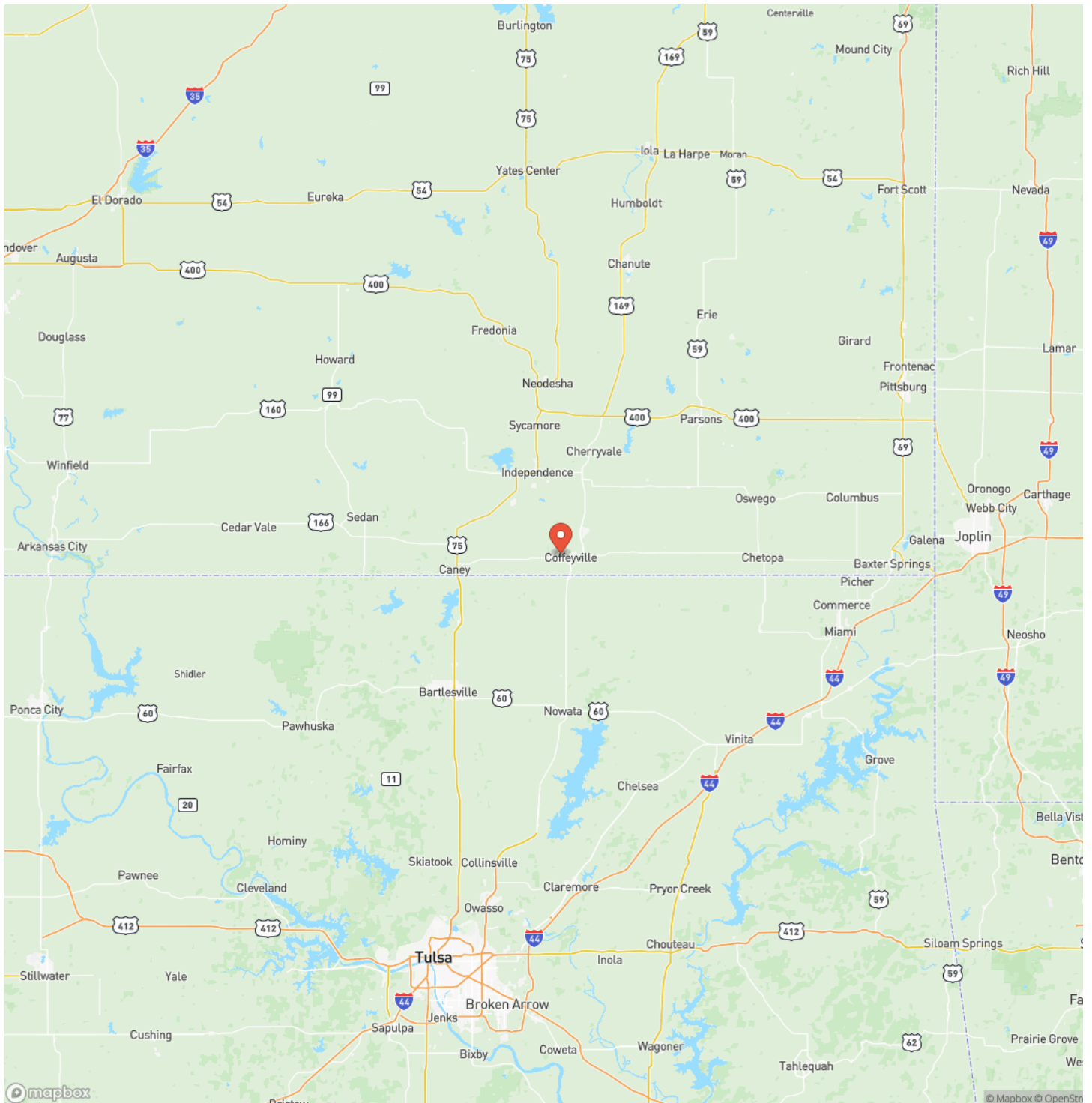
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Locator Map



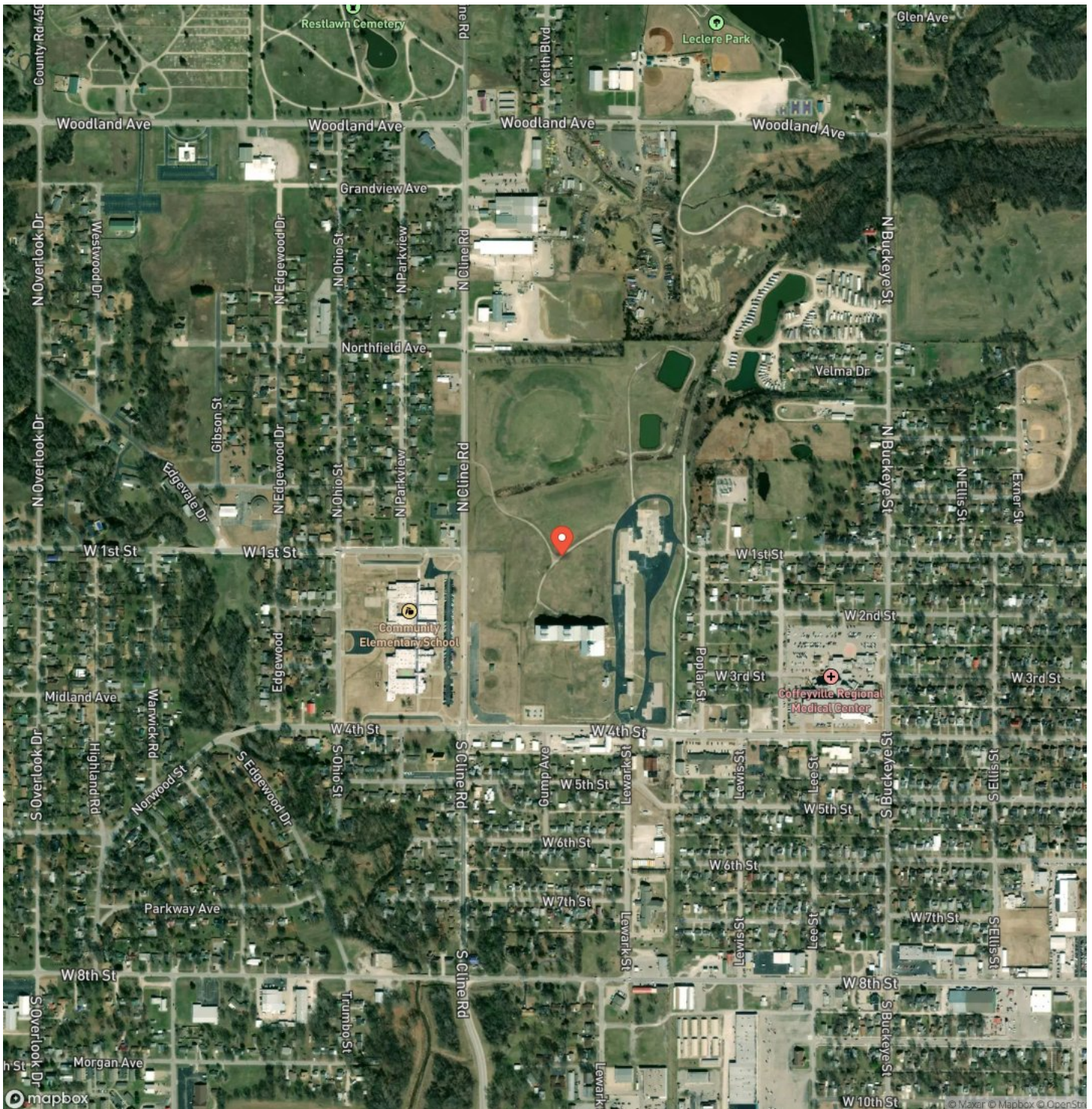
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Locator Map



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Coffeyville, KS / Montgomery County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Reister

Mobile

(620) 330-7522

Email

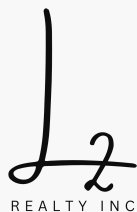
jreister@l2realtyinc.com

Address

City / State / Zip

Independence, KS 67301

NOTES

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MORE INFO ONLINE:

l2realtyinc.com

This image shows a blank 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.



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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