

**13 Acres To Let Your Dreams Talk To You Montgomery
County Kansas!**
0000 Taylor Rd
Independence, KS 67301

\$145,000
13± Acres
Montgomery County



13 Acres To Let Your Dreams Talk To You Montgomery County Kansas! Independence, KS / Montgomery County

SUMMARY

Address

0000 Taylor Rd

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.249658 / -95.720965

Acreage

13

Price

\$145,000

Property Website

<https://l2realtyinc.com/property/13-acres-to-let-your-dreams-talk-to-you-montgomery-county-kansas-montgomery-kansas/79379/>



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PROPERTY DESCRIPTION

13-Acre Prime Development or Dream Homesite — Incredible Location in Independence, KS!

This is the kind of property that doesn't come around often — a **sprawling 13-acre tract** in a **highly desirable location**, offering the perfect balance of **peaceful surroundings and city convenience**. Whether you're a **developer seeking your next project**, a **home builder**, or a **land buyer dreaming of space and privacy**, this property offers unmatched potential.

Property Highlights:

- **13 Acres (mol)** of open, usable land with gentle topography
 - Excellent **paved road frontage** providing year-round access
 - **Close proximity to city utilities** (water, electric, sewer) — makes development easier and more cost-effective
 - Zoned for **development potential** — ideal for a subdivision, custom home builds, or a private estate
 - Ample space for **multiple home sites**, shops, outbuildings, or agricultural use
 - Beautiful natural surroundings with room to roam, garden, or create your dream layout
-

Location, Location, Location:

- **Walking distance to Independence High School and elementary schools** — ideal for families
 - **Just 5 minutes to the middle school**, making school runs a breeze
 - Less than 10 minutes to **downtown Independence** — enjoy shopping, restaurants, parks, and community events
 - Only minutes from the **Independence Country Club** — golf, tennis, pool, and social lifestyle
 - **10 minutes to Elk City Lake & State Park** — boating, fishing, hiking, wildlife, and nature trails
 - Quick access to Highway 75 & 160 — **easy commuting to neighboring towns and cities**
-

Why You'll Love It:

This property offers **rare flexibility** — build your dream home with space and privacy, or develop multiple homes in a fast-growing area near schools and amenities. The setting combines the best of **rural tranquility** with **urban accessibility**, making it attractive for families, retirees, investors, or those wanting to create something truly special.

Whether it's for **residential development, a forever home, or investment purposes**, this 13-acre gem is your chance to secure a valuable piece of land in one of Southeast Kansas's most charming communities.

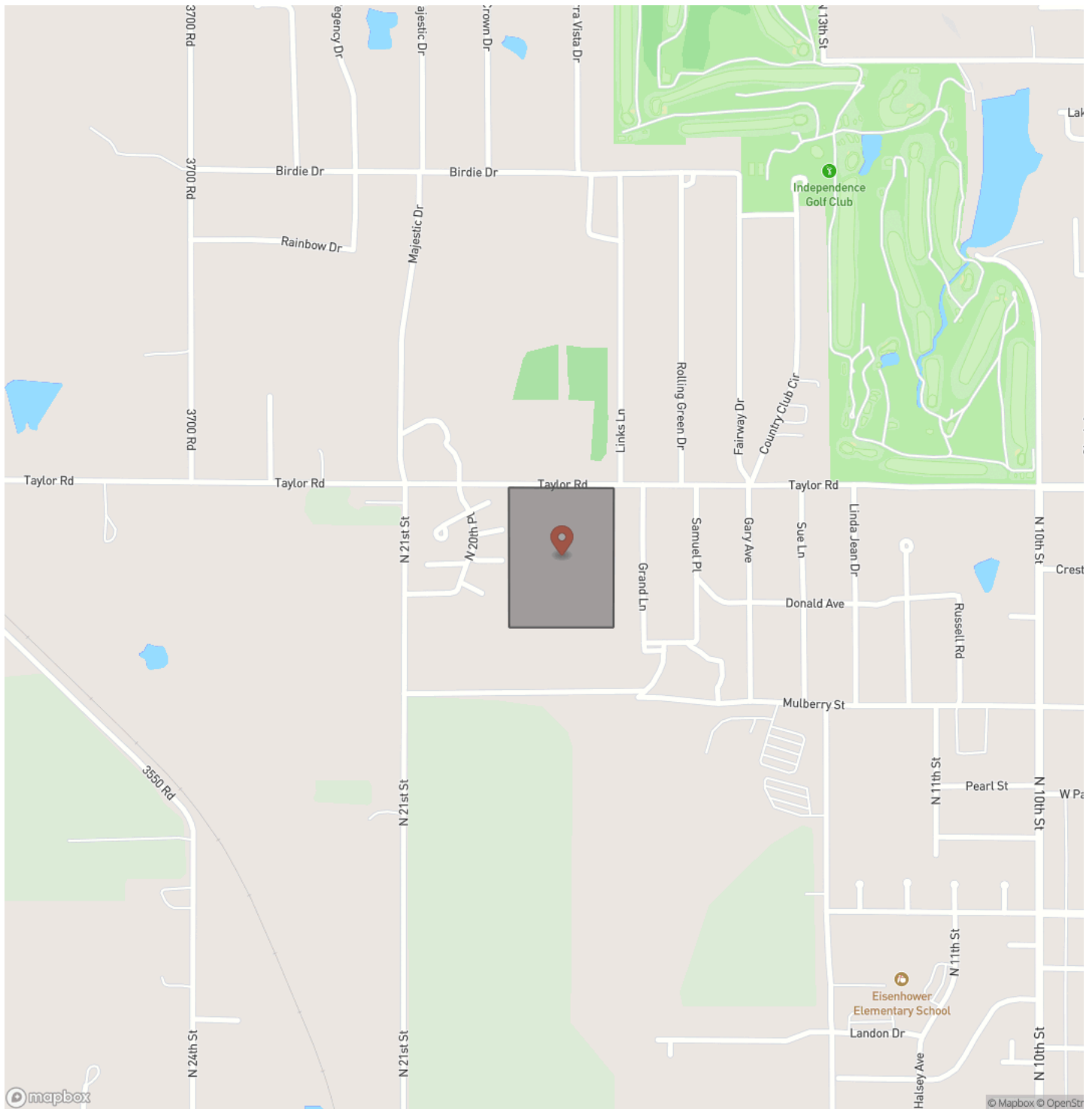
MORE INFO ONLINE:

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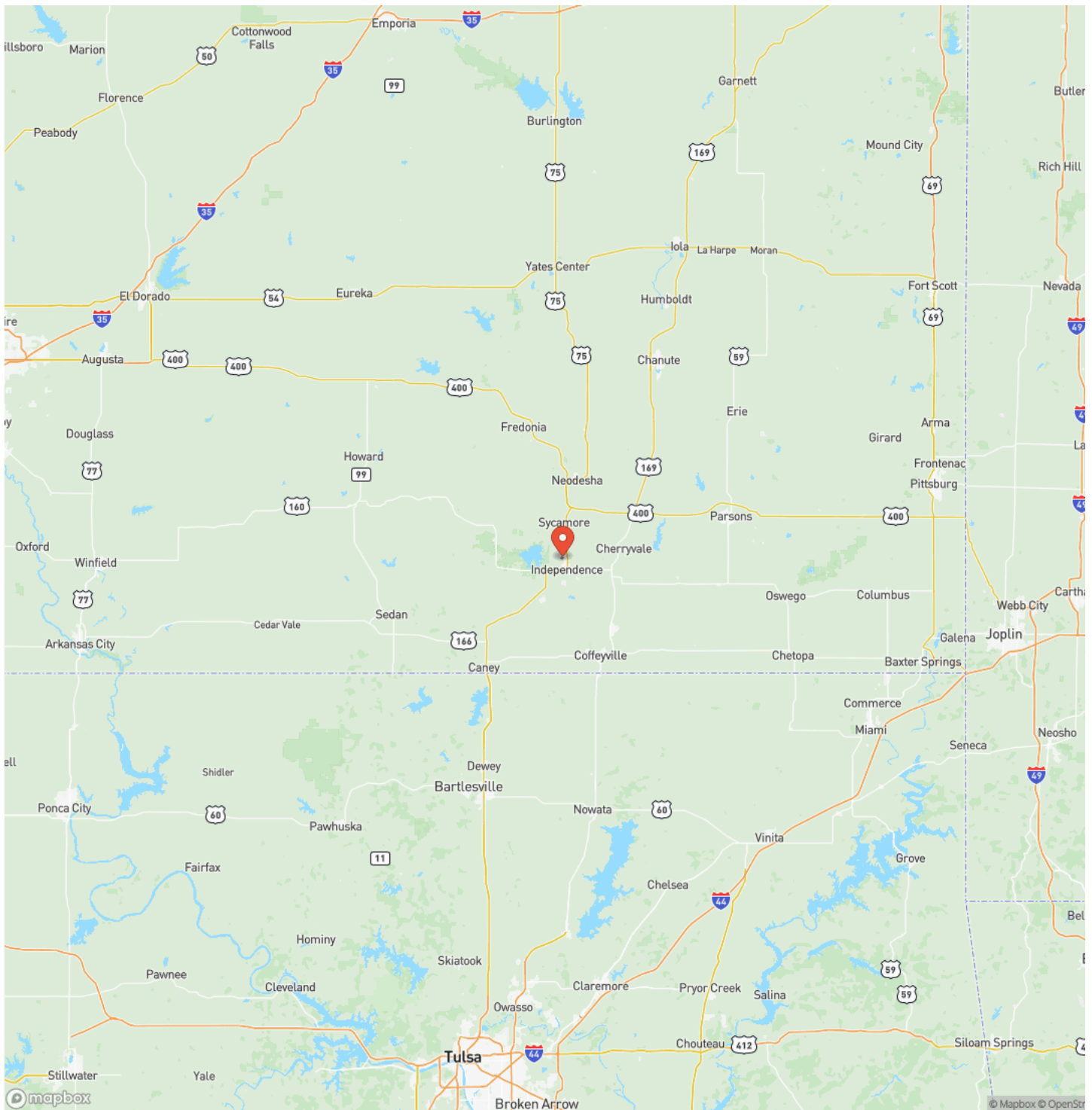


Locator Map



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Independence, KS / Montgomery County

Locator Map



Satellite Map



13 Acres To Let Your Dreams Talk To You Montgomery County Kansas! Independence, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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