

Small Acreage Close To Town!
0000 CR 5300
Coffeyville, KS 67337

\$175,000
22.910± Acres
Montgomery County



Small Acreage Close To Town!
Coffeyville, KS / Montgomery County

SUMMARY

Address

0000 CR 5300

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

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

Latitude / Longitude

37.121794 / -95.576799

Acreage

22.910

Price

\$175,000



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PROPERTY DESCRIPTION

Looking for a place close to town? How about a spot in the country to build a new home and sit on the patio and watch the stars at night? Here is a great opportunity for it all to come together! Located just minutes from Coffeyville KS sits this 23 +/- acres farm. The majority of the grassland consist of fescue. The fencing around the property is average. Having a thick tree line on the west boundary makes for shade in the summer and a wind block in the winter. The surrounding timber has thick cover for wildlife. Deer, Turkeys and other game such as quail and doves have been known to frequent the farm. The slight elevation changes throughout gives you multiple spots to build a large pond or that dream home!. The west part has been terraced to control water runoff. The east side has a blacktop road running north and south for hard surface access. On the south side is a gravel road for another source of access. Labette County rural water district 6 has a water line running along the property and a meter is available. City of Coffeyville Electric is also close for utility service. Whether you are looking for a home site or just a spot to enjoy the family on the weekends this may be the one for you! Downtown is a few short miles away along with other things the town has to offer such as 2 golf courses, many places to eat and our large industrial park with airport is just up the road. Farm is currently in hay production. Tulsa is an hour and a half south and Bartlesville is 45 minutes away. Give Me A Call And Lets GO Look!!

Jamie Reister

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

*Blacktop Frontage

*Elevation Change

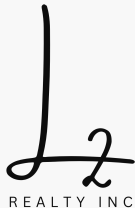
*Building Site

*Close Utilities

*Wildlife

*Fescue Hay Meadow

*Close To Town

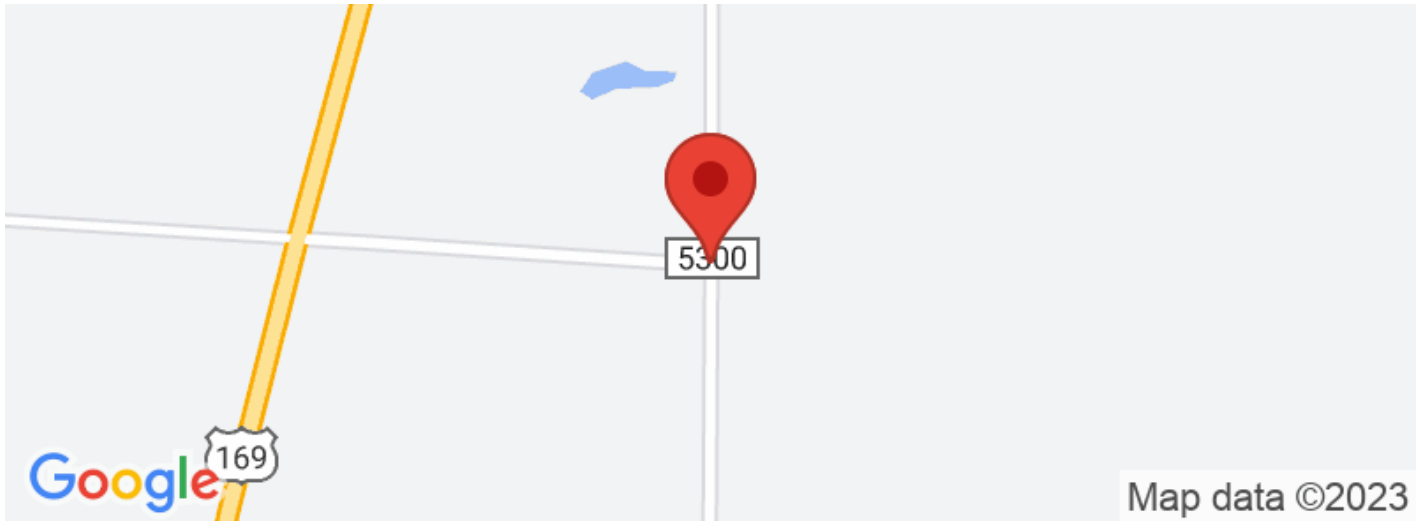


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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

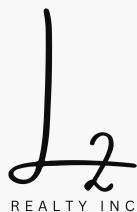
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