

Once-in-a-Generation Opportunity: Build, Hunt, and
Ranch Overlooking the Verdigris River
4598 CR 3050
Coffeyville, KS 67337

\$499,000
130± Acres
Montgomery County



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SUMMARY

Address

4598 CR 3050

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

37.127071 / -95.642479

Acreage

130

Price

\$499,000

Property Website

<https://l2realtyinc.com/property/once-in-a-generation-opportunity-build-hunt-and-ranch-overlooking-the-verdigris-river-montgomery-kansas/86821/>



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PROPERTY DESCRIPTION

Over looking the Verdigris River bottom in Montgomery County, Kansas, this remarkable 130-acre property presents a rare and exciting opportunity to own a piece of land that truly offers it all. Located just a short and easy drive from Coffeyville, this property provides the ideal balance between peaceful country living and convenient access to town amenities. The land is part of the highly regarded Coffeyville USD 445 School District, making it not only an investment in land, but also in lifestyle and community. From its elevated ridge views to fertile river bottom tillable acres, this tract is as functional as it is beautiful. For those dreaming of a picturesque country home, there is a premier build site perched on a 50-foot ridge, offering commanding views of the rich fields below and the surrounding countryside. Whether you're envisioning a stately home overlooking your land or a modest hunting lodge tucked into the timber, the topography and layout give you options that are both scenic and strategic. Properties of this quality and size in such a prime location seldom come on the market.

What truly sets this 130-acre parcel apart is its rich diversity of land features, making it ideal for ranching, hunting, and building. It directly borders productive river bottom tillable ground, which has the potential to yield top end whitetail deer. The soil is fertile, the drainage is excellent, and the location next to the river bottom ensures moisture retention during the growing season. The property has been grazed in the past and is already cross-fenced, giving livestock owners a head start on rotational grazing or pasture management strategies. A well-placed pond adds further utility to the land, serving not only as a reliable water source for cattle or horses, but also as a quiet spot to enjoy an evening of fishing or watch wildlife come in to drink. The overall layout is both accessible and manageable, yet large enough to give you the sense of wide-open space and privacy that rural life is meant to offer.

For the serious outdoorsman, this property holds unlimited potential as a recreational and hunting destination. Montgomery County is well-known for its thriving populations of deer and turkey, and this tract is no exception. There is abundant deer sign scattered throughout the property, from heavily used trails and rub lines to creek crossings and bedding cover. The topography creates natural funnels and pinch points that can be enhanced with food plots and stand locations to elevate this land into a truly world-class hunting property. The pond not only attracts deer and turkey but also supports ducks and other waterfowl, especially in the colder months. Turkeys are regularly spotted roaming the fields and timber edges in the spring, with multiple roosting areas on-site. The diverse mix of habitat—open pasture, tillable acres, timber, and water—creates a dynamic ecosystem that supports game year-round. With the right habitat improvements and management plan, this property could easily become a premiere hunting retreat for family, friends, or clients.

Beyond its raw beauty and recreational value, the land offers a truly exceptional build site that is hard to find in this part of Kansas. The elevated ridge, rising approximately 50 feet above the surrounding fields, offers views in nearly every direction. Imagine sipping coffee on your front porch as the morning fog lifts from the bottoms below, or watching the sun set over golden fields from your living room windows. This is the kind of setting where memories are made—quiet, private, and filled with natural beauty. Because the property is already fenced and has been used for grazing, it's ready to accommodate a variety of rural lifestyles, from hobby farming and equestrian use to country estate living. There's plenty of space to build out barns, outbuildings, or even a guest cabin or two for visiting hunters or family. Utilities are nearby, and the easy access to Coffeyville makes it feasible to enjoy the country without giving up the convenience of town.

In summary, this 130-acre property in Montgomery County is the full package—location, views, utility, and unmatched recreational potential. Whether you're seeking a peaceful place to raise a family, a base for hunting and outdoor adventures, or a land investment with both aesthetic and functional value, this property delivers. With its mix of water features, cross-fencing, and proven wildlife activity, it offers a canvas for a variety of dreams and pursuits. It's rare to find a property that offers such a diverse combination of ranching, building potential, and world-class hunting opportunity all in one. Add in the scenic beauty, proximity to town, and placement within a respected school district, and it's clear this isn't just a piece of land—it's a lifestyle waiting to be claimed. Opportunities like this don't come around often. Come walk the property and see for yourself what makes it so special—you'll quickly understand why this is a once-in-a-generation chance to own something truly extraordinary in Southeast Kansas.

- 130 acres in Montgomery County, KS, located within easy driving distance to Coffeyville.

MORE INFO ONLINE:

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- Borders fertile river bottom tillable ground.
- Features a stunning 50-foot ridge with an ideal build site offering panoramic views.
- Includes a pond for livestock, fishing, and attracting wildlife.
- Cross-fenced and previously grazed, making it ready for cattle or other livestock.
- Loaded with deer sign and natural travel corridors for exceptional hunting potential.
- Home to a strong turkey population with ideal roosting habitat on-site.
- A diverse mix of tillable, pasture, timber, and water creates a thriving ecosystem.
- Located in the desirable Coffeyville School District (USD 445).
- Perfect for building a dream home, hunting retreat, or multi-use recreational property.



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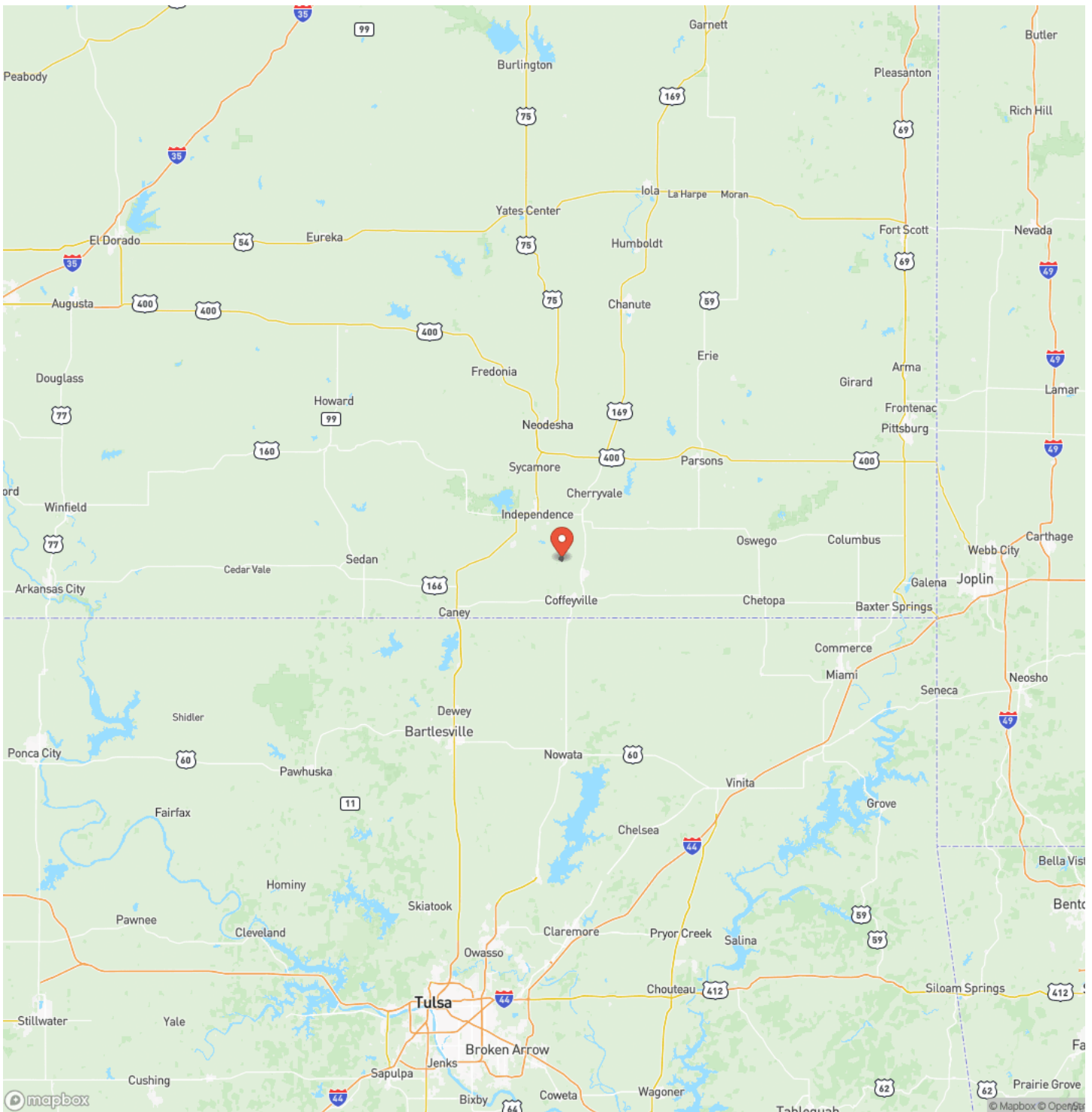


Locator Map



**Once-in-a-Generation Opportunity: Build, Hunt, and Ranch Overlooking the Verdigris River
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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.



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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.



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