

220 Ac +/- Pasture Land, Barn, Pens, and Build Site  
2776 Hwy 166  
Coffeyville, KS 67337

**\$704,000**  
220± Acres  
Montgomery County





**220 Ac +/- Pasture Land, Barn, Pens, and Build Site**  
**Coffeyville, KS / Montgomery County**

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**SUMMARY**

**Address**

2776 Hwy 166

**City, State Zip**

Coffeyville, KS 67337

**County**

Montgomery County

**Type**

Farms, Ranches, Undeveloped Land

**Latitude / Longitude**

37.030494 / -95.80325

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

220

**Price**

\$704,000

**Property Website**

<https://l2realtyinc.com/property/220-ac-pasture-land-barn-pens-and-build-site-montgomery-kansas/54206/>



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### **PROPERTY DESCRIPTION**

- Also offered in two smaller tracts of land. The 80 acres North of Hwy 166 or the 140 acres South of Hwy 166 can be bought separately.

Welcome to your new ranching haven in the heart of the Midwest! Situated in Montgomery County, Ks and divided into two parcels totaling 220 acres, this property boasts everything you need to elevate your cattle operation. The centerpiece is a sturdy 38 x 60 Farm Utility Shelter, complete with lean-tos for added coverage and convenient catch pens with an automatic waterer nearby. Whether you're weathering storms or managing daily operations with ease, this infrastructure is designed to support your ambitions and ensure the well-being of your livestock for generations to come.

Beyond its functionality as a working ranch, this property offers an enticing opportunity to put down roots and build the home of your dreams. With rural water and electricity already in place, the groundwork is laid for a comfortable and efficient homestead. Picture yourself waking up to panoramic views of fertile fields and grazing cattle, with ample space to create a sanctuary that reflects your lifestyle and aspirations. Located on a paved road, accessibility is seamless, ensuring that every journey home is a welcome one.

Embrace the best of rural living while staying connected to the amenities of nearby towns. Just a stone's throw away from Tyro, Coffeyville, and Caney, Kansas, you'll have easy access to essential services and supplies. Plus, with the Coffeyville Livestock Market a mere 15 minutes away, selling and purchasing livestock has never been more convenient. And for those seeking a taste of city life Tulsa, Oklahoma, is just over an hour's drive, offering endless opportunities for business expansion and leisure pursuits. Don't miss your chance to turn your ranching dreams into reality – schedule your visit today and experience the endless possibilities awaiting you on this remarkable property.

For more information or to schedule a showing contact Jodi Cushenbery at [Jcushenbery@L2realtync.com](mailto:Jcushenbery@L2realtync.com) or [620-891-0056](tel:620-891-0056).

#### **Ideal Infrastructure for Cattle Management:**

##### **38 x 60 Farm Utility Shelter:**

- Provides ample space for sheltering cattle during inclement weather.
- Includes two lean-tos measuring 19 x 60 and 30 x 60 for additional coverage.
- Heavy-duty pipe framing and metal roof ensure durability and longevity.

##### **Rural Water and Electricity Hookups:**

- Essential utilities for operational convenience and efficiency.
- Enables seamless management of livestock and facilities.

##### **Convenient Storage Facility:**

- Small enclosed area within the building for storing equipment, tools, or feed.
- Enhances organization and accessibility for daily tasks.

##### **Strategic Parcel Division:**

- Property divided into two parcels: 140 +/- acres South of Highway 166 and 80 +/- Acres North of Highway 166.
- Offers flexibility in management and potential expansion opportunities.

##### **Deeded Frontage Road Access:**

- Frontage road South of Highway 166 deeded to the property for ease of transportation and accessibility.

##### **Excellent Mineral Production Potential:**

- Property exhibits excellent mineral production at times, contributing to overall profitability.

##### **Generational Legacy:**

**MORE INFO ONLINE:**

**[L2realtync.com](https://L2realtync.com)**

- Family-owned farm since the early 1970s, showcasing a deep-rooted heritage and commitment to agriculture.

**Fertile Soil for Farming:**

- Soil conducive to farming, previously cultivated by the prior owner.
- Provides a reliable foundation for successful cattle grazing and potential crop production.

**Efficient Livestock Handling Facilities:**

- Catch pens and an automatic waterer adjacent to the building streamline daily operations.
- Partial concrete slabs within the pens enhance cleanliness and durability.

**Proximity to Livestock Markets and Amenities:**

- Conveniently located 15 minutes from the Coffeyville Livestock Market, facilitating easy access to sales and purchases.
- Close proximity to nearby towns such as Tyro, Coffeyville, and Caney, Kansas, ensuring access to amenities and services.
- Within reasonable driving distance to Tulsa, Oklahoma (1 hour and 15 minutes) and Bartlesville, Oklahoma (35 minutes), expanding market reach and potential business opportunities.

**Ideal Site for Residential Development:**

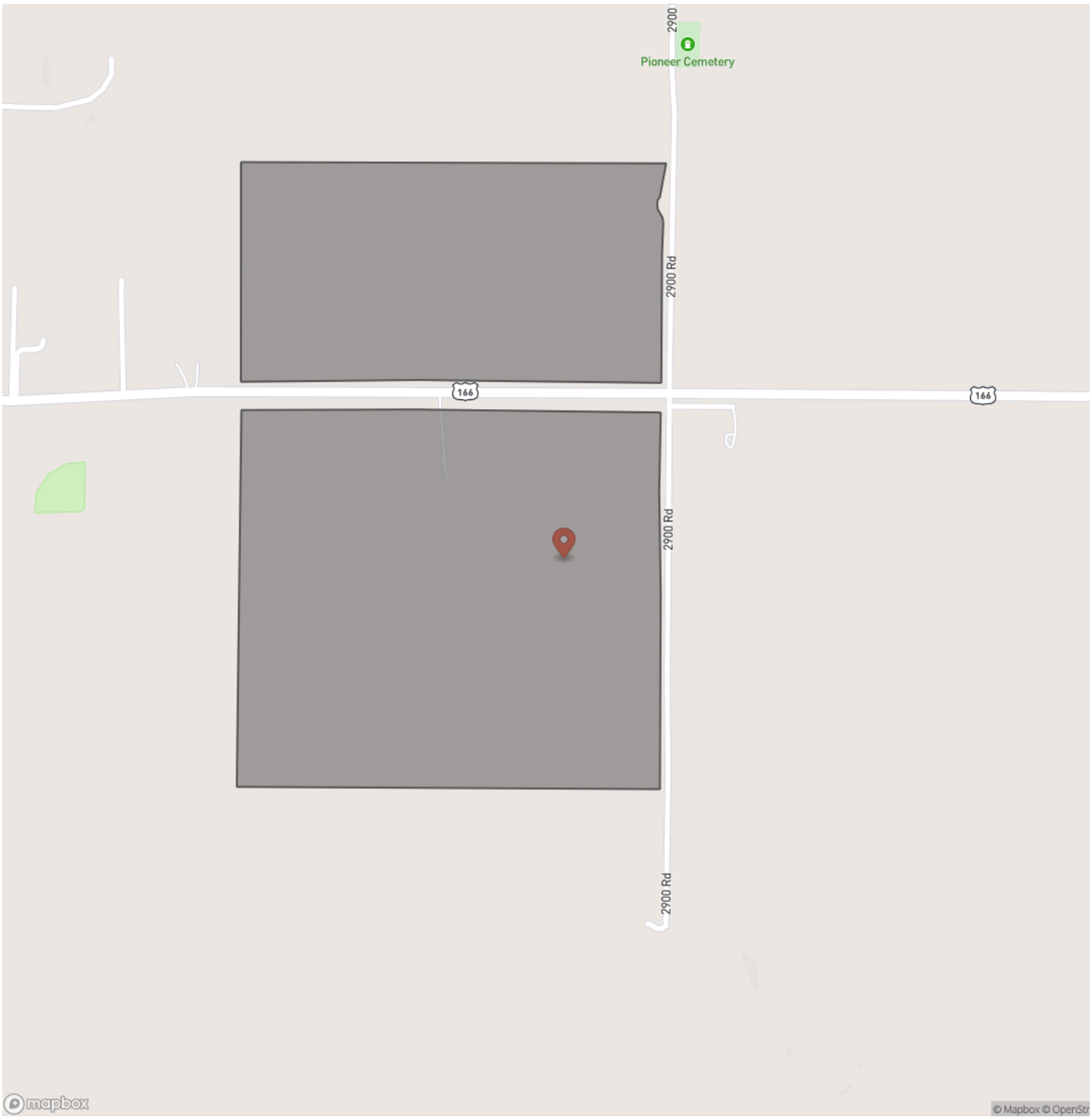
- With rural water and electricity already hooked up on-site, the property offers a convenient and cost-effective opportunity for building a home.
- Located on a paved road, enhancing accessibility and providing easy commuting access.



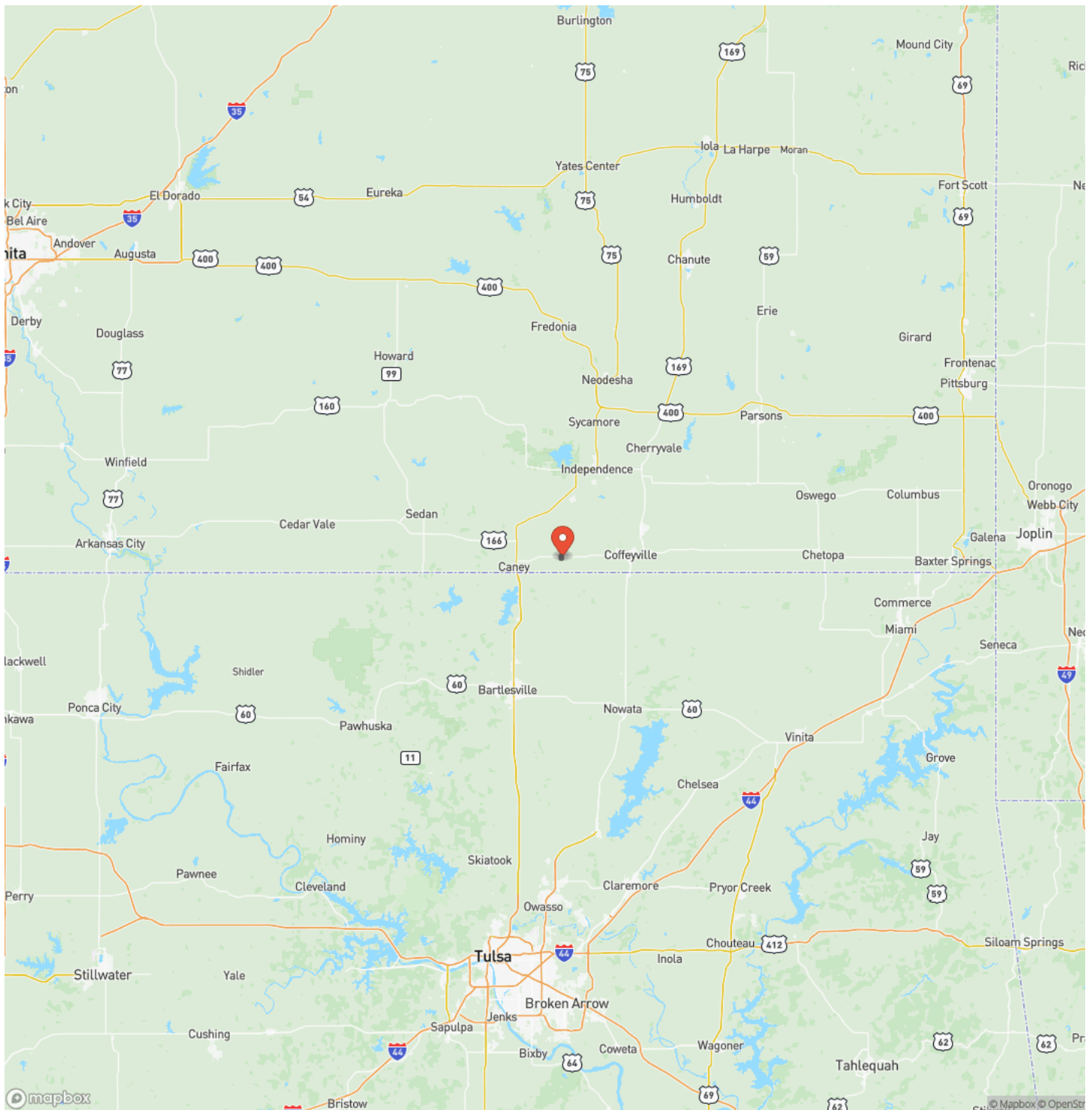
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# Locator Map



## Locator Map





## Satellite Map





## 220 Ac +/- Pasture Land, Barn, Pens, and Build Site Coffeyville, KS / Montgomery County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jodi Cushenbery

## Mobile

(620) 891-0056

## Email

jodi32lee@gmail.com

## Address

City / State / Zip

Neodesha, KS 66757

## NOTES

[illegible]

**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.



**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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