

Updated Country Home on 45 Acres with Dream
Kitchen, Pond, Pasture, and Trails in Caney, KS
1644 CR 2300
Caney, KS 67333

\$435,000
46.480± Acres
Montgomery County



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Caney, KS / Montgomery County

SUMMARY

Address

1644 CR 2300

City, State Zip

Caney, KS 67333

County

Montgomery County

Type

Farms

Latitude / Longitude

37.029179 / -95.853693

Acreage

46.480

Price

\$435,000

Property Website

<https://l2realtyinc.com/property/updated-country-home-on-45-acres-with-dream-kitchen-pond-pasture-and-trails-in-caney-ks-montgomery-kansas/82268/>



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PROPERTY DESCRIPTION

Some places just feel like home the moment you turn down the drive—45 acres of country charm, updated comforts, and room to create the life you've always imagined. Built in 1999 and completely updated, this 4-bedroom, 2-bathroom home offers 2,304 sq ft of stylish and functional living space.

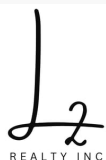
Step inside and you'll see why the kitchen is the heart of the home—open shelving, big drawers, a granite island perfect for holiday buffets, and a pot rack above the stove. It is magazine worthy! A Bosch dishwasher and included fridge complete the space, while a cozy breakfast nook overlooks the rolling landscape for those morning coffee moments. There's also a formal dining room with plenty of space to host.

The primary suite is a peaceful retreat, featuring a full bath with a clawfoot tub, separate onyx shower, and plenty of space to unwind. Two living areas offer flexibility and warmth—one just off the kitchen, and another at the front of the home with a Jøtul wood-burning fireplace that can heat the entire house. The laundry area offers ample storage and doubles as a mudroom leading into the oversized 2-car garage—perfect for country living.

Outside is where the dream really takes shape. Picture evenings on the 12x20 front porch, watching the sun set over the pond as a breeze rolls in. Catch fish from the bank where the kids will swear they get one on every cast. Gather eggs from the Coop-Plex—your very own two-house chicken setup—and tend to your raised garden beds, fenced to keep the critters out. Fall brings hayrides through the wooded trails and s'mores around the fire pit. Forever memories waiting to be made. A 30x40 shop and 30x30 equipment shed support your rural hobbies, and in a good year, you'll bale up to 100 4x5 round bales.

Whether you're dreaming of homesteading or just craving wide-open skies, this place was made for memories. Call Rural Property Specialist, Sara Kattenberg, at 918.841.4246 to schedule a private tour today! Or email skattenberg@L2realtyinc.com for more information.

- 45 scenic acres with trails, pond, and pasture
- 2,304 sq ft updated home built in 1999
- 4 bedrooms, 2 bathrooms (3/4 hall bath + full ensuite in primary)
- Primary suite with clawfoot tub, separate onyx shower, and spacious layout
- Dream kitchen with granite island, open shelving, pot rack, Bosch dishwasher, and included fridge
- Cozy breakfast nook with views of the property
- Formal dining room perfect for hosting holidays and gatherings
- Two living spaces, including one with Jøtul wood-burning stove that heats the whole house
- Laundry/mudroom with ample storage, connected to oversized 2-car garage
- New roof with upgraded Category 4 shingles
- 12x20 covered front porch with sunset views of the pond
- Stocked pond ideal for fishing and outdoor fun
- The "Coop-Plex" – a two-house chicken coop for homesteading
- Fenced raised garden beds, perfect for growing your own food



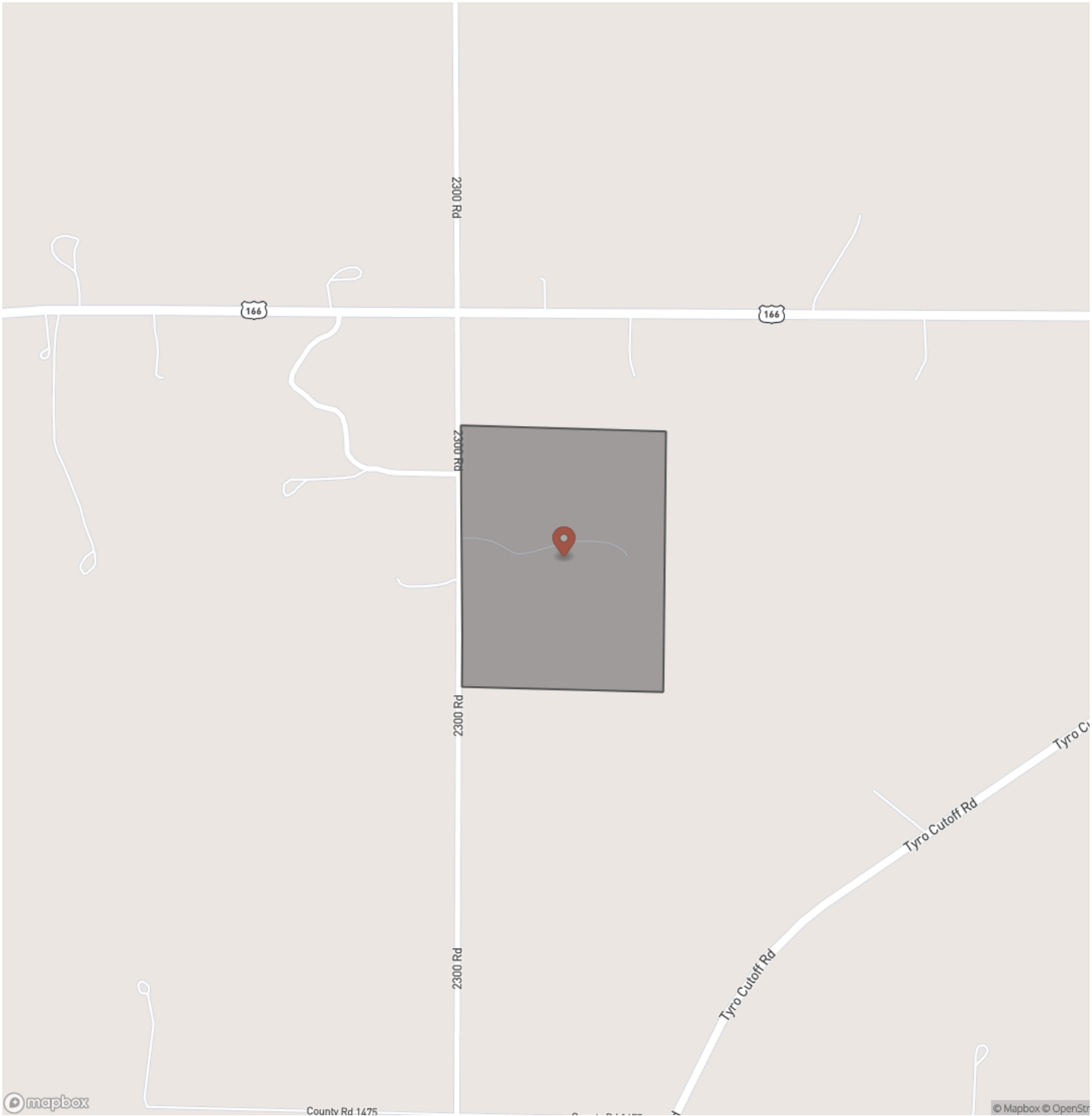
- Rock-ring fire pit for s'mores and evening gatherings
- Cut trails through the woods – great for hayrides, disc golf, and lawn games
- 30x40 shop and 30x30 equipment shed for hobbies and storage
- All-electric home
- Up to 100 4x5 round bales harvested in a good year



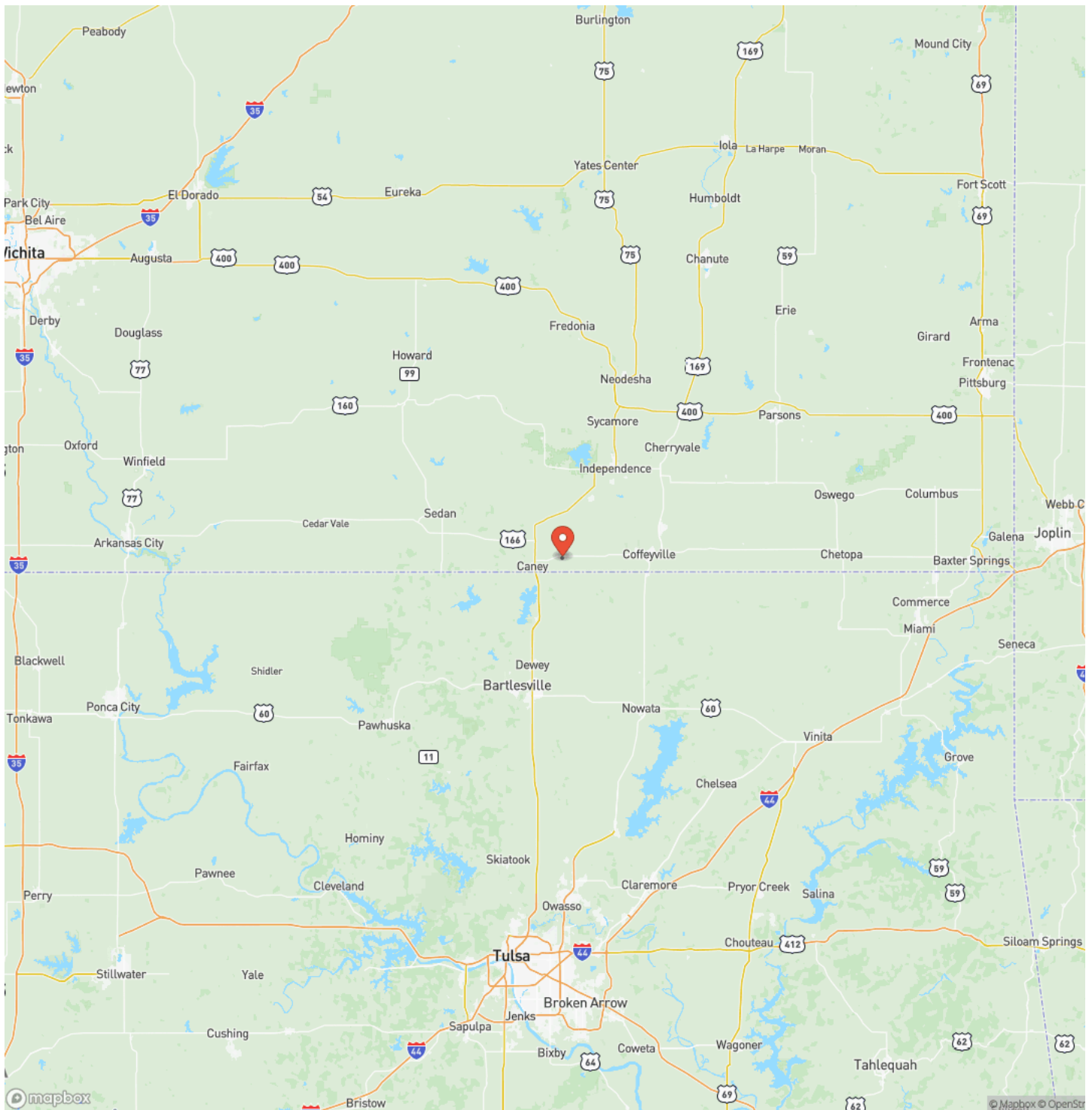
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Caney, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



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Caney, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sara Kattenberg

Mobile

(918) 841-4246

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skattenberg@l2realtyinc.com

Address

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.



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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