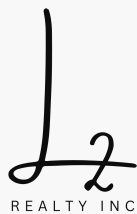


Potential Build Site Montgomery County
2315 CR 3000
Independence, KS 67301

\$130,000
40± Acres
Montgomery County



**Potential Build Site Montgomery County
Independence, KS / Montgomery County**

SUMMARY

Address

2315 CR 3000

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.126136 / -95.851295

Acreage

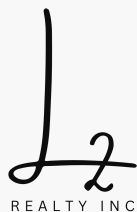
40

Price

\$130,000

Property Website

<https://l2realtyinc.com/property/potential-build-site-montgomery-county-montgomery-kansas/46826/>



Potential Build Site Montgomery County Independence, KS / Montgomery County

PROPERTY DESCRIPTION

Welcome to your dream property - a stunning 40+/- acre pasture perfect for livestock or to build your dream home! This picturesque parcel of land offers endless possibilities for those seeking a peaceful country lifestyle with easy access to modern amenities.

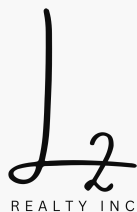
Located just off the highway, this property boasts convenient access to town, making it ideal for those who need to commute to work or run errands. The expansive pasture is perfect for grazing cattle or other livestock. The fencing is in good condition and the water source is already there.

But perhaps the greatest feature of this land is its potential as a building site. Imagine waking up each day to breathtaking views. Whether you envision a cozy cabin or the home of your dreams, this property provides the perfect canvas on which to create your country life.

With so much to offer, this 40-acre pasture is an opportunity not to be missed. Don't wait - come see it for yourself and start living your best life today!

- 40-acre pasture, fenced, with pond
- Ideal building site with stunning views and endless possibilities for creating your dream home
- Convenient access to the highway for easy commuting and access to modern amenities

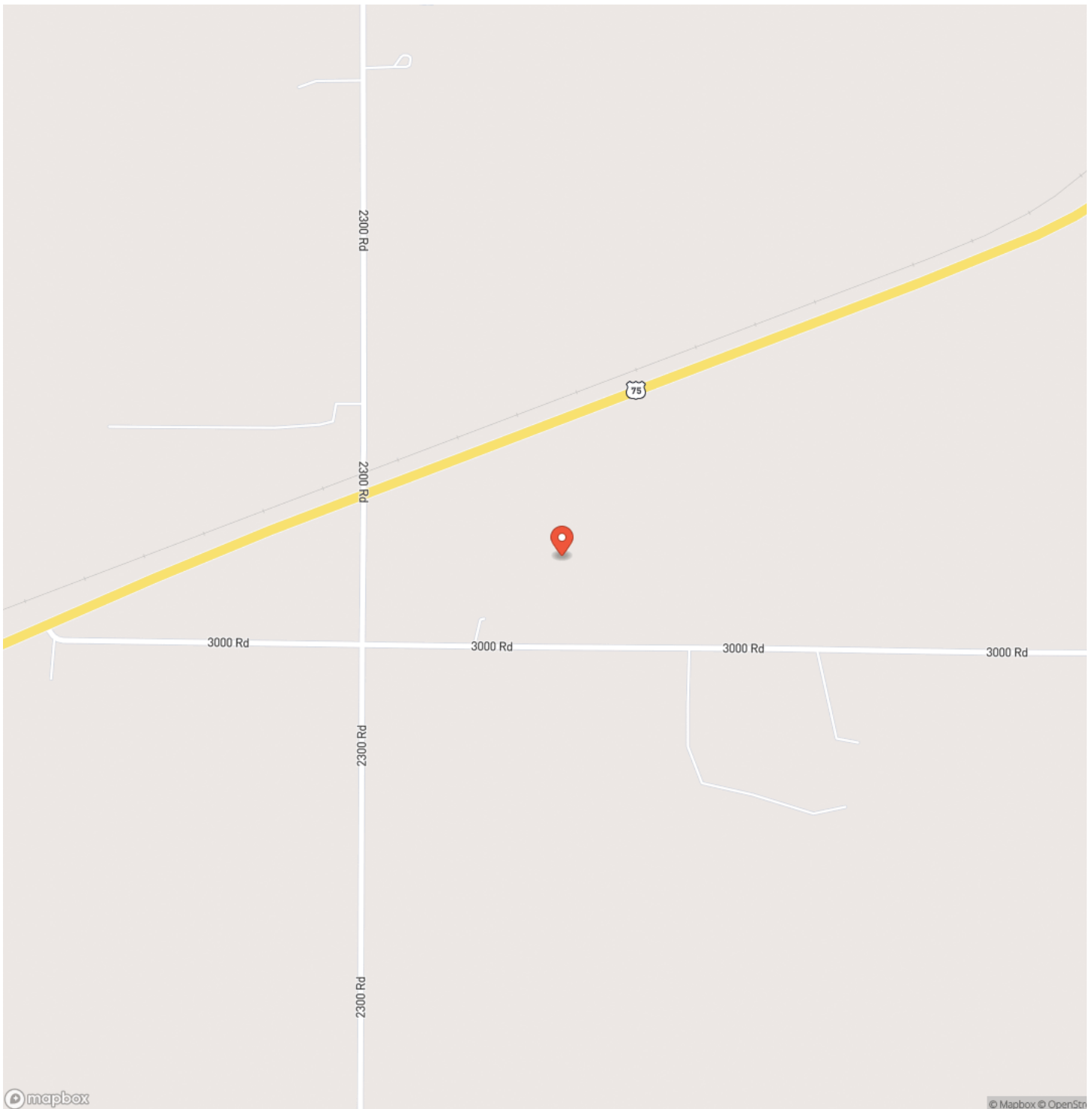
Call Kristina at [\(620\) 252-5434](tel:6202525434)



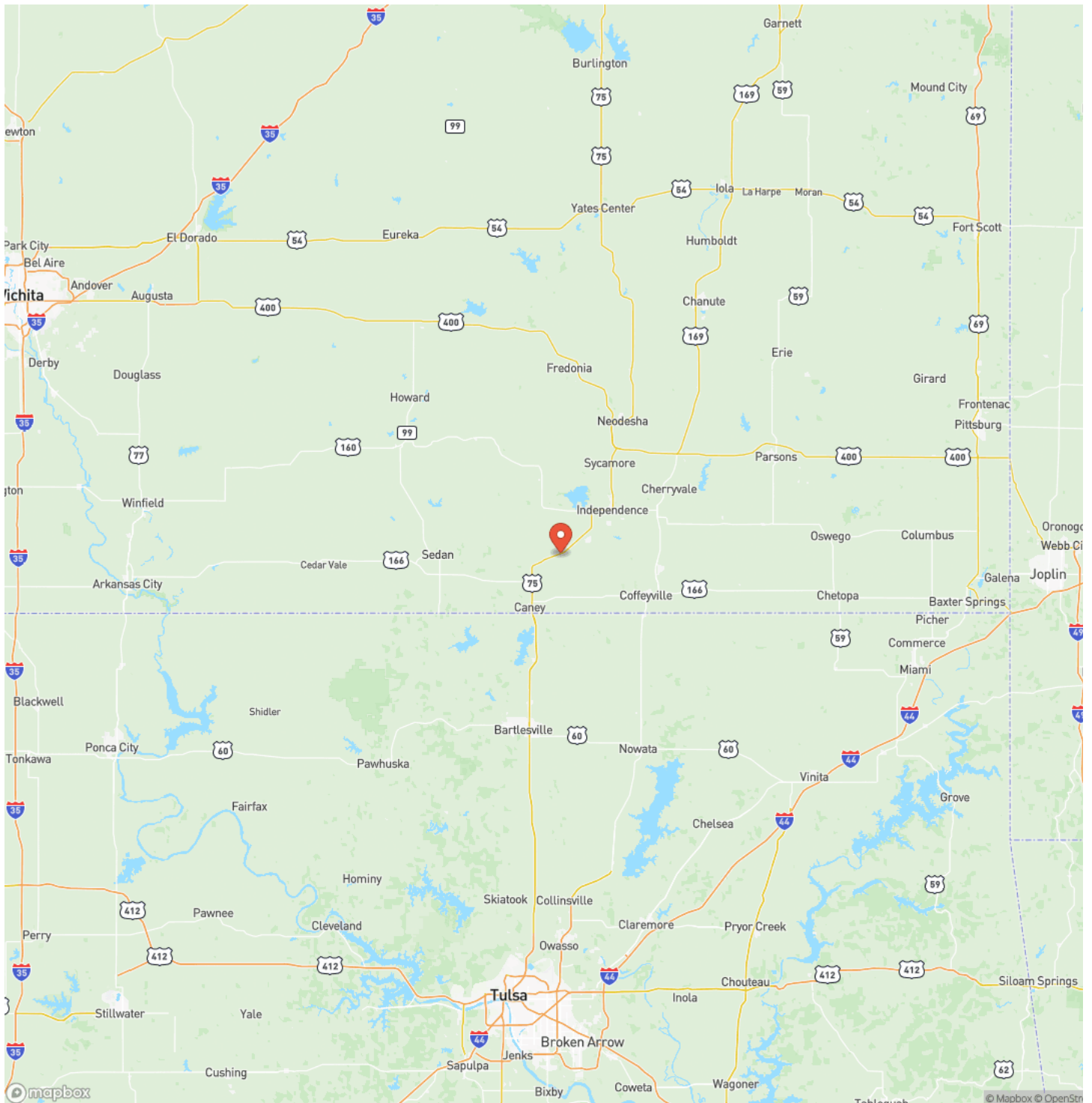
Potential Build Site Montgomery County
Independence, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



[illegible]

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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