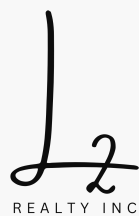


109+/- Acres in Northern Montgomery County
0000 CR 5375
Cherryvale, KS 67335

\$338,458
109.180± Acres
Montgomery County



**109+/- Acres in Northern Montgomery County
Cherryvale, KS / Montgomery County**

SUMMARY

Address

0000 CR 5375

City, State Zip

Cherryvale, KS 67335

County

Montgomery County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

37.351396 / -95.563878

Acreage

109.180

Price

\$338,458

Property Website

<https://l2realtyinc.com/property/109-acres-in-northern-montgomery-county-montgomery-kansas/44284/>



109+/- Acres in Northern Montgomery County Cherryvale, KS / Montgomery County

PROPERTY DESCRIPTION

Have you ever dreamed of having your own rural place where there is peace and quiet? Where you could design and build the home of your dreams in the country and set up your own farmstead? Maybe you are looking to expand your cattle operation. Or you may have always wanted a recreational getaway place. Just 1 ¼ miles west of Highway 169 and 400 highway junction, north of Cherryvale, KS, this 109 +/- place may be the ticket for what you need and are looking for. A rural water meter is in place on the east side of the property and electric is close by. As you drive in you may have to stop to watch and not disturb the turkeys or deer meandering across the landscape.

The property has been utilized for livestock grazing and native hay production. There is approximately 75 acres of grass for livestock to graze and a 34 acre native hay meadow that is fenced separately. Some fences along the property may need to be updated, but cattle are currently grazing the property. The renter has agreed to move his cattle within 2 weeks after closing. All mineral, oil and natural gas rights will transfer with no current production.

This location seems to be a great spot. Highway 400 borders the property to the south, making quick access to get in and out from the highway. Cherryvale, KS is within 10 minutes away and provides amenities such as shopping and schools. Cherryvale has several churches, a city park, grocery store and some dining places. If you wanted to go to a bigger city to shop or dine, Kansas City is 2 ½ hours north, Tulsa is less than 2 hours south and you could go west to Wichita, KS, or east to Joplin Mo in 1 ½ hours. If you enjoy boating, fishing or being on a beach, Big Hill Lake is within 15 minutes.

Whether you're looking to build your dream place, expand your operation or have a recreational getaway place to enjoy this listing has it. Give me a call, let's go look and you make your dream become what you want it to be!

Jodi Cushenbery

[620-891-0056](tel:620-891-0056)

*Potential Build Site

*Highway frontage

*Water Meter - Rural Water District #12

*Electricity close by

*Minerals Transfer

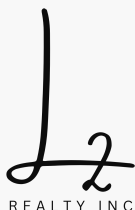
*Mixed Grasses

*Ponds

*Native Hay Meadow

*Deer Management Unit #12

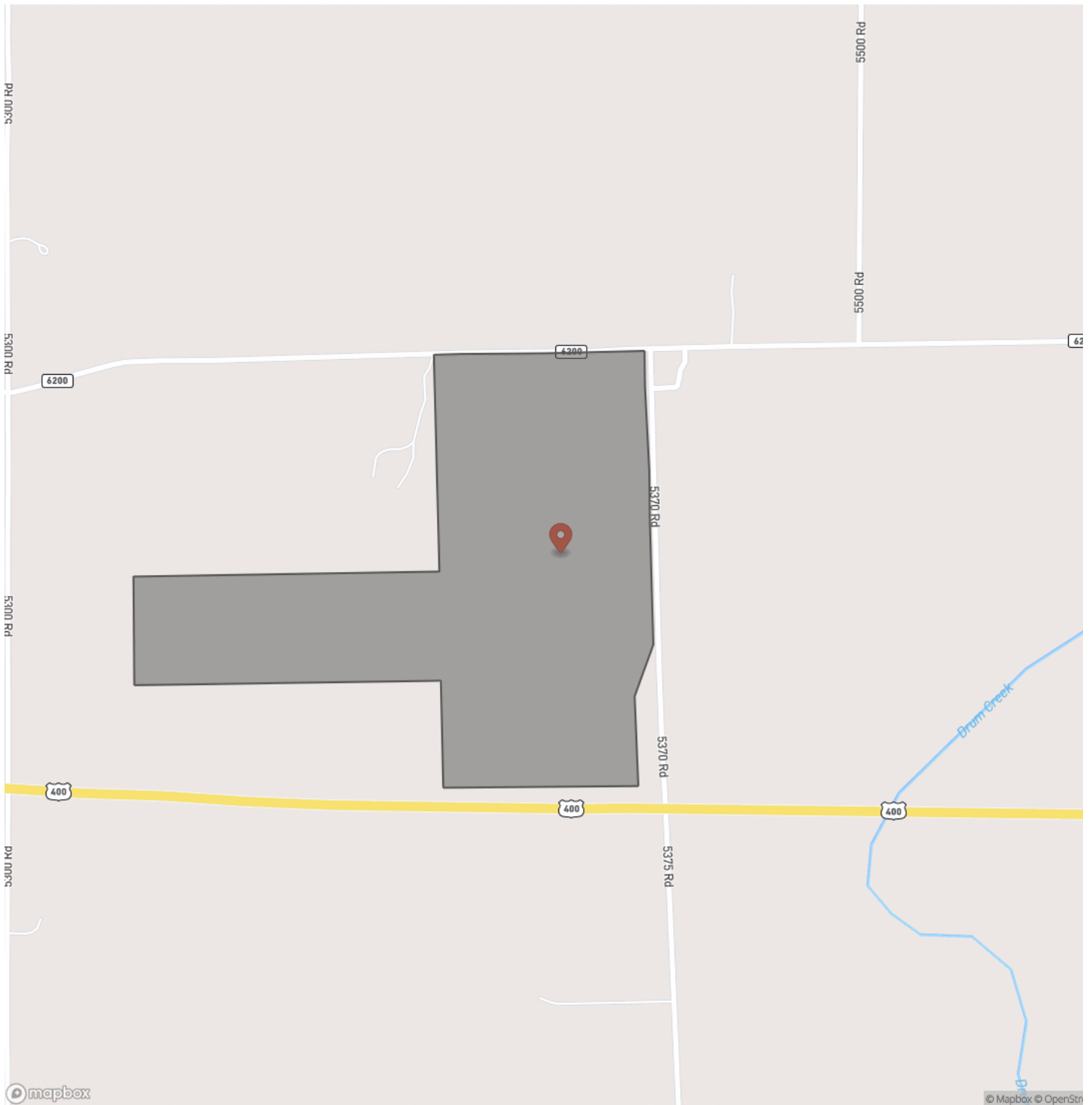
*7 Miles from Cherryvale



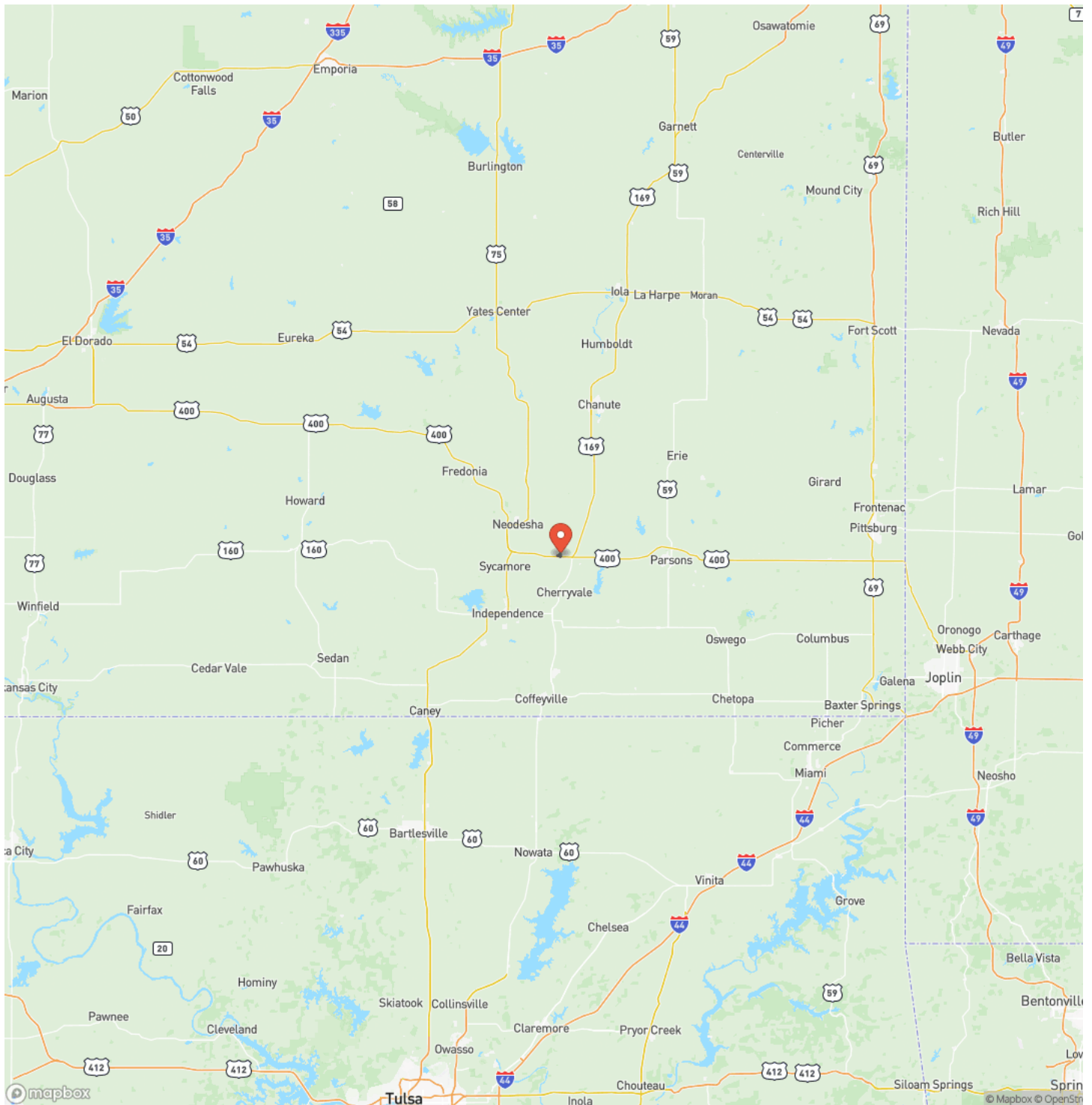
109+/- Acres in Northern Montgomery County
Cherryvale, KS / Montgomery County



Locator Map



Locator Map



109+/- Acres in Northern Montgomery County
Cherryvale, KS / Montgomery County

Satellite Map



**109+/- Acres in Northern Montgomery County
Cherryvale, KS / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jodi Cushenbery

Mobile

(620) 891-0056

Email

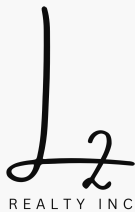
jcushenbery@l2realtyinc.com

Address

City / State / Zip

Neodesha, KS 66757

NOTES



MORE INFO ONLINE:

l2realtyinc.com

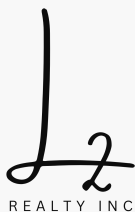
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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 relation 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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