

**3 Acres with Pond – Perfect Building Opportunity in
Montgomery County!**
4029 CR 3730
Independence, KS 67301

\$55,000
2.810± Acres
Montgomery County



3 Acres with Pond – Perfect Building Opportunity in Montgomery County! Independence, KS / Montgomery County

SUMMARY

Address

4029 CR 3730

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Undeveloped Land

Latitude / Longitude

37.200668 / -95.723798

Acreage

2.810

Price

\$55,000

Property Website

<https://l2realtyinc.com/property/3-acres-with-pond-perfect-building-opportunity-in-montgomery-county-montgomery-kansas/90597/>



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PROPERTY DESCRIPTION

Discover the potential in this 3-acre property located in Montgomery County, just minutes from the college. The land offers a peaceful country feel while remaining close to town conveniences. A picturesque pond adds natural beauty and charm to the setting, creating the perfect backdrop for your future home.

The property currently includes a 2-bay garage and a small storage shed, providing plenty of space for tools, equipment, or vehicles. Gas and water meters are already on site—saving you time and money when it comes to building.

The existing house is unlivable and ready for removal, making this an ideal opportunity to start fresh and build exactly what you want. Whether you're dreaming of a custom home, investment property, or weekend getaway spot, this acreage offers great potential in a convenient location.

Contact Baileigh Reister at [620-779-1878](tel:620-779-1878) or breister@l2realtyinc.com to schedule your showing!

Highlights:

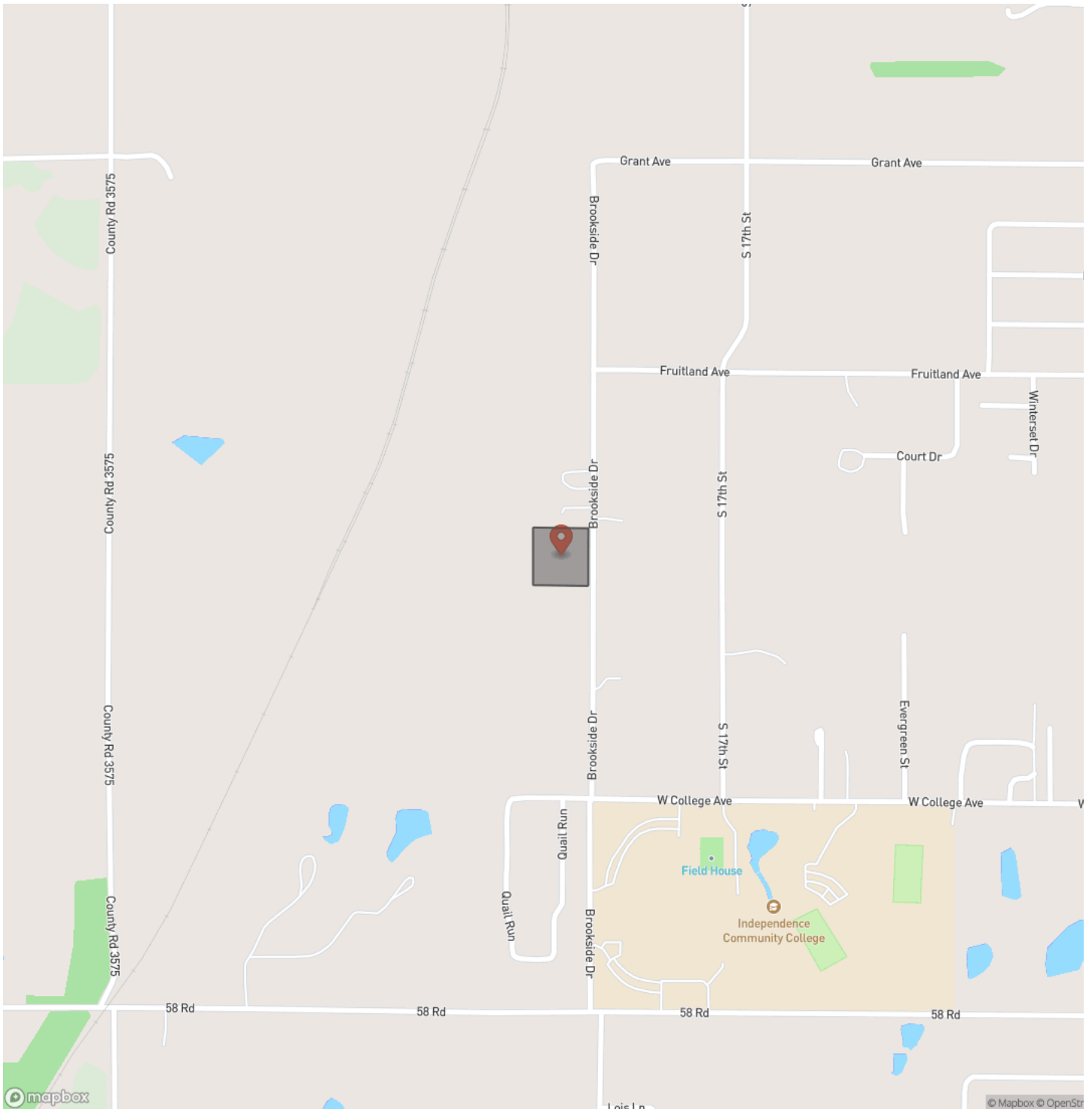
- 3 acres with open space and natural surroundings
- Pond on site for a peaceful setting
- 2-bay garage and small shed for storage
- Gas and water meters already installed
- Close to the college and local amenities
- Ideal site for building your dream home

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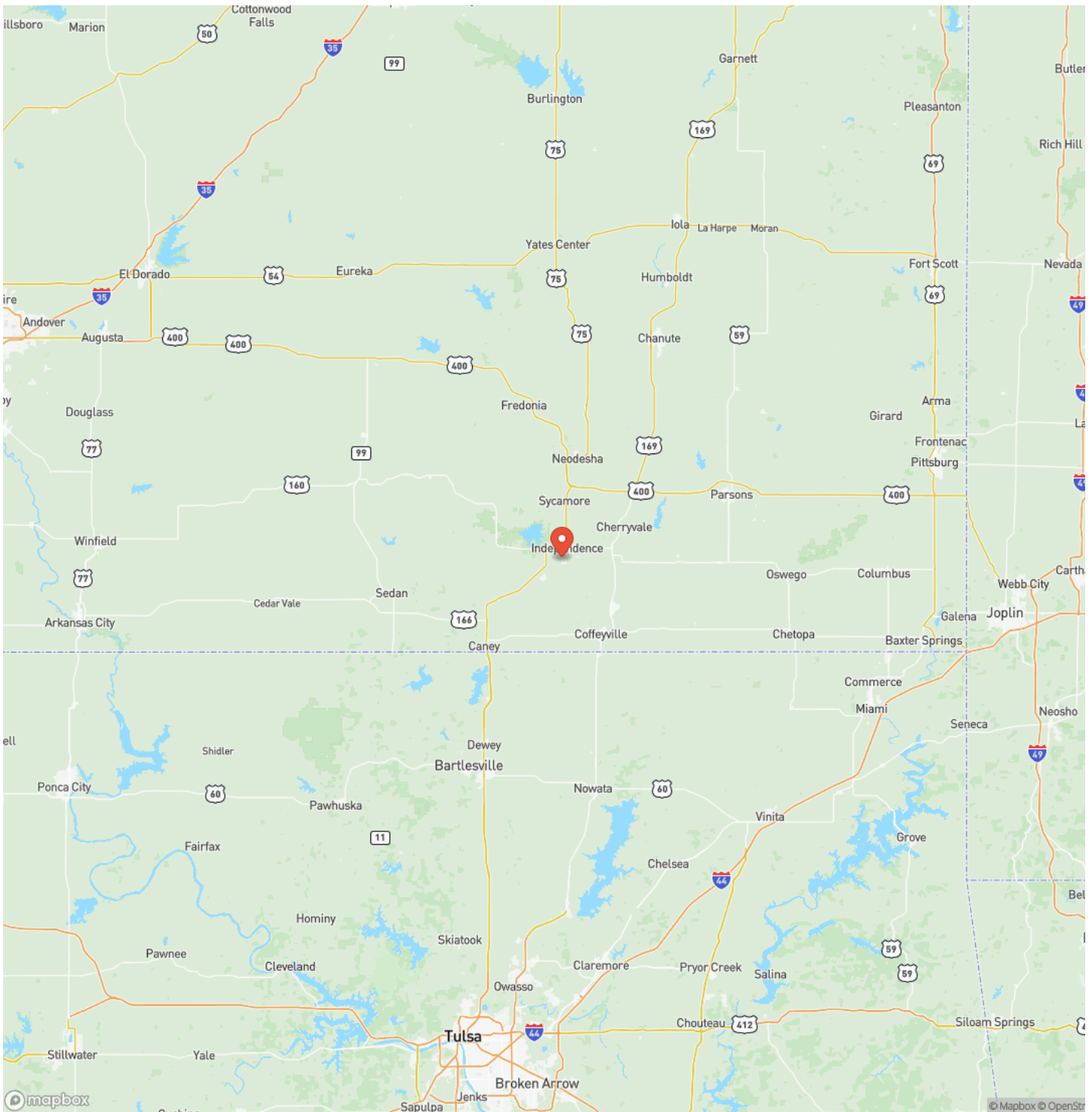
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Locator Map



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Locator Map



3 Acres with Pond - Perfect Building Opportunity in Montgomery County!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

BaiLeigh Reister

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(620) 779-1878

Office

(620) 577-4487

Email

breister@l2realtyinc.com

Address

4045B CR 3900

City / State / Zip

NOTES

[illegible]

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



L2 Realty, Inc - Land and Lifestyle Properties
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Independence, KS 67301
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