

25+/- Acres of Prime Land  
00000 CR 6000  
Cherryvale, KS 67335

**\$168,415**  
25.910± Acres  
Montgomery County





**25+/- Acres of Prime Land**  
**Cherryvale, KS / Montgomery County**

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**SUMMARY**

**Address**

00000 CR 6000

**City, State Zip**

Cherryvale, KS 67335

**County**

Montgomery County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.348344 / -95.569694

**Acreage**

25.910

**Price**

\$168,415

**Property Website**

<https://l2realtyinc.com/property/25-acres-of-prime-land-montgomery-kansas/76392/>



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### **PROPERTY DESCRIPTION**

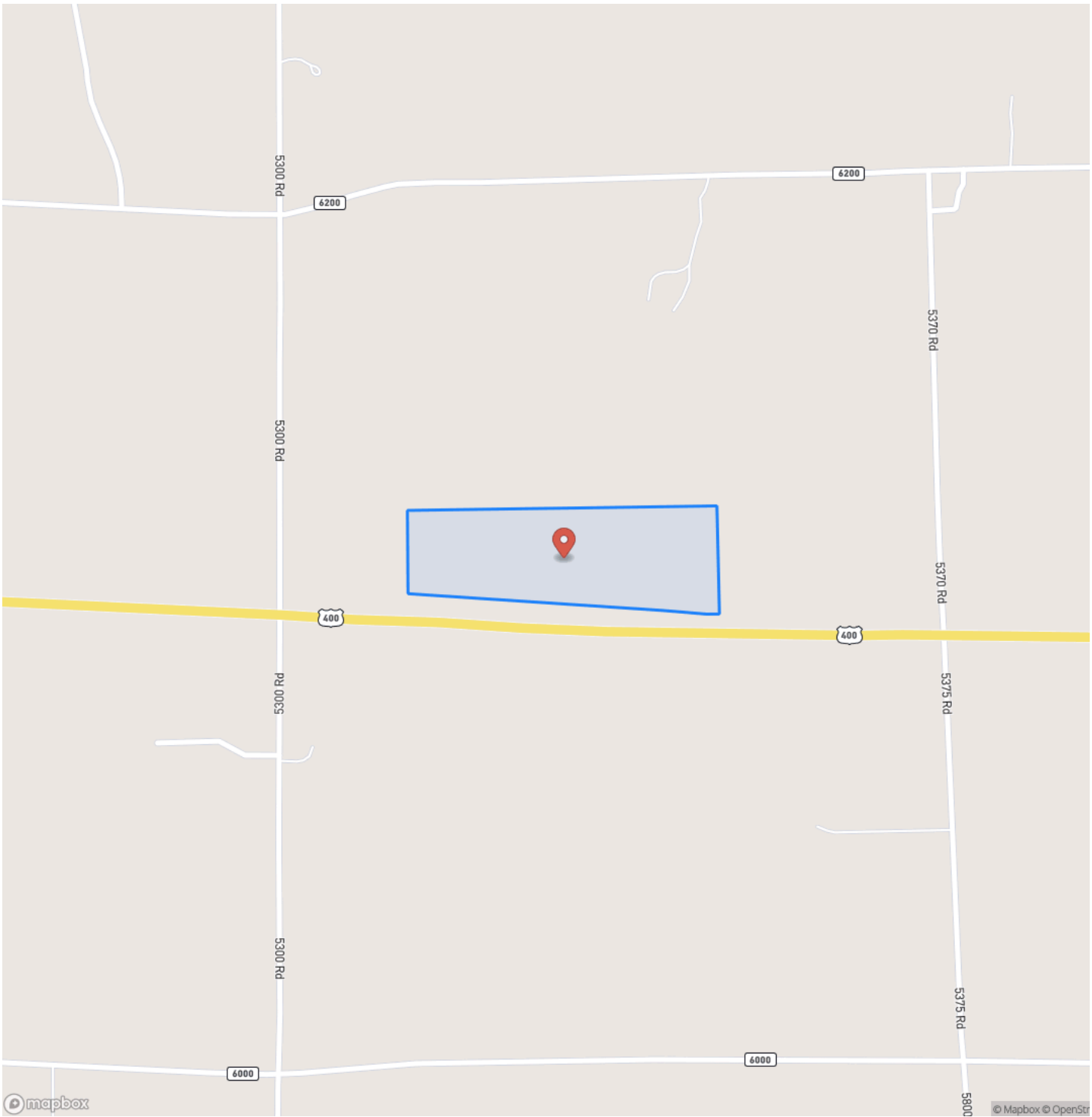
25+/- Acres of Prime Land – Hay Meadow / Build Site & Creek! This 25+/- acre property offers a perfect blend of open space, natural beauty, and prime location. Currently used as a well-maintained hay meadow, this land is not only clean and productive but also presents an ideal build site for your dream home or future development. With gentle elevation changes, the landscape provides character and scenic views, while the small creek adds charm and potential for livestock or recreation. The property is fully fenced and features highway frontage, ensuring easy access and excellent visibility. Utilities are conveniently located right at the road, making future development even easier. Conveniently situated between Cherryvale and Neodesha, this land offers a peaceful rural setting while remaining close to town amenities. Whether you're looking for a homesite, agricultural investment, or a versatile piece of land, this property is a rare find. Don't miss this opportunity—schedule a viewing today!



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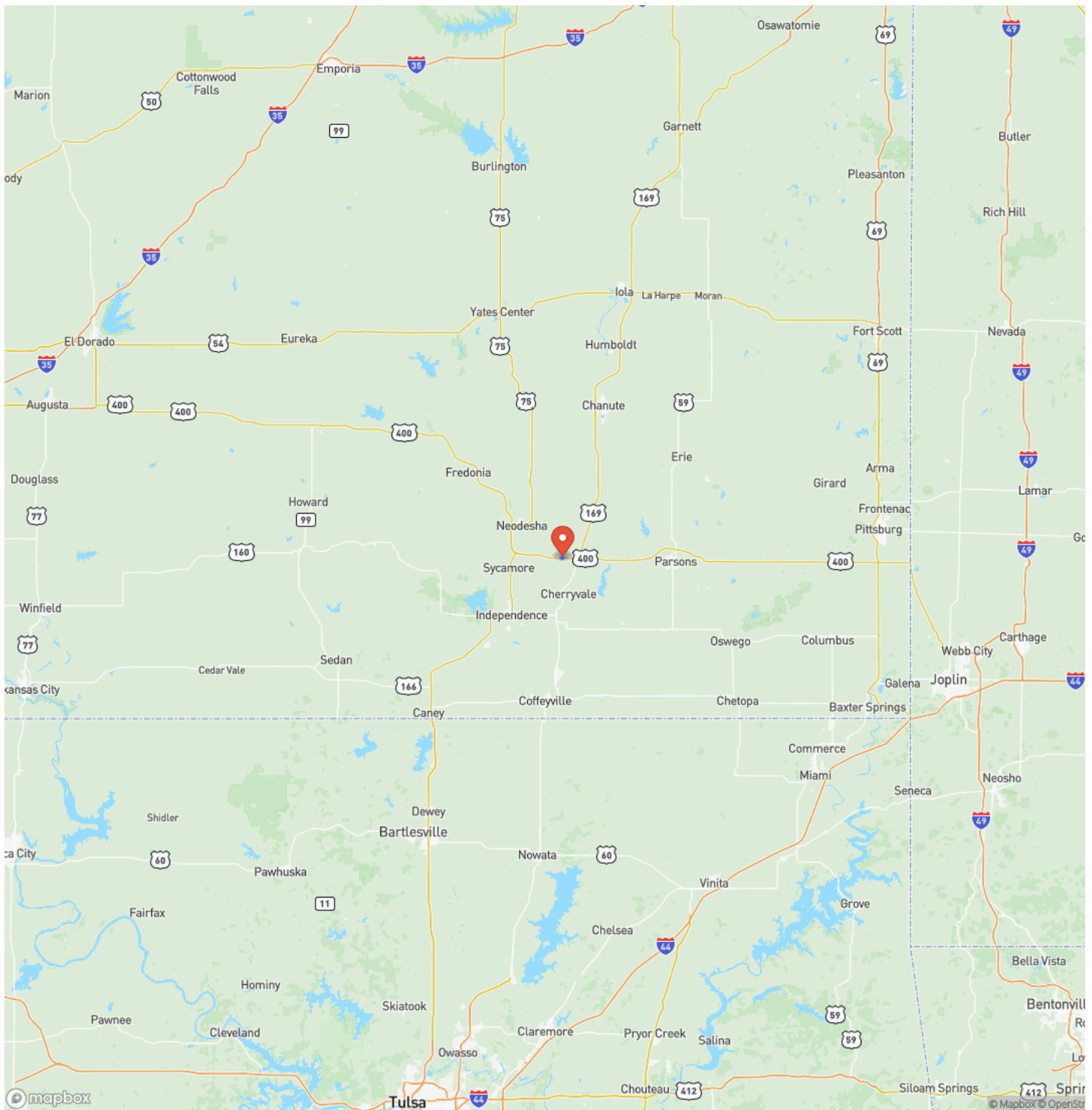


# Locator Map





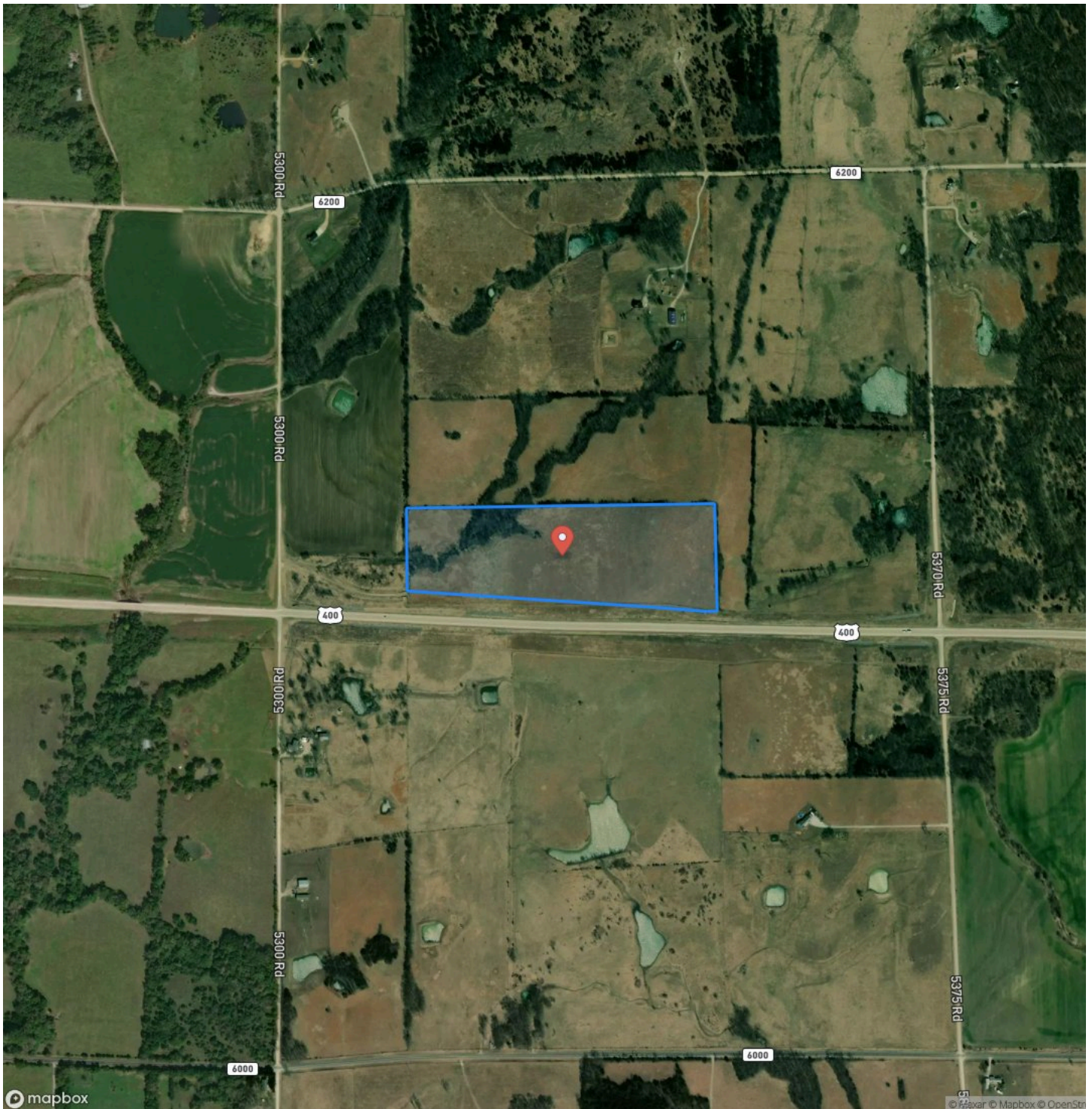
## Locator Map



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## Satellite Map



**25+/- Acres of Prime Land**  
**Cherryvale, KS / Montgomery County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Angela Baker

## Mobile

(620) 330-3857

## Office

(620) 577-4487

## Email

abaker@L2realtyinc.com

**Address**

## City / State / Zip

## 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**

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.



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