

Barton's Corner
4159 CR 3200
Independence, KS 67301

\$409,520
102.380± Acres
Montgomery County



Barton's Corner
Independence, KS / Montgomery County

SUMMARY

Address

4159 CR 3200

City, State Zip

Independence, KS 67301

County

Montgomery County

Type

Undeveloped Land, Farms, Riverfront, Hunting Land, Recreational Land

Latitude / Longitude

37.138558 / -95.678958

Taxes (Annually)

771

Acreage

102.380

Price

\$409,520

Property Website

<https://l2realtyinc.com/property/barton-s-corner-montgomery-kansas/89773/>



PROPERTY DESCRIPTION

4159 County Road 3200, Independence, KS 67301 – 102 Acres in Montgomery County

Just 6 miles south of Independence and 8 miles northwest of Coffeyville, this 102-acre property offers a stunning blend of rolling tallgrass, big hardwood timber, and winding creeks that create the perfect balance of beauty and function.

The land is divided into two parcels: the south 38 acres has been grazed with cattle, offering a mix of open ground, shade trees, and a meandering creek, while the north 64 acres has grown up into thick cover, providing a natural sanctuary for wildlife. Towering oak and other mature hardwoods line the creek beds, while open meadows give way to native tallgrass waving in the breeze. Tucked back in the property, a secluded pond adds both charm and an additional water source for wildlife and livestock.

This property is truly a sportsman's paradise. With its combination of mature timber, tallgrass, creeks, and pond, the land provides a rich habitat for trophy whitetail deer, turkey, and upland game. The old homesite offers a glimpse of the property's history while also presenting potential for a new build. Fully enclosed with barbed wire fencing and accessed by a quiet dirt road just 1.5 miles off the blacktop, this acreage delivers both privacy and convenience.

Property Highlights:

- 102 acres split between two parcels
- Towering hardwoods and native timber throughout
- Tallgrass meadows and open grazing areas
- Beautiful creek winding through both properties
- Secluded pond tucked away in the trees
- Thick cover for wildlife habitat
- Excellent hunting for whitetail deer, turkey, and other game
- Old homesite with potential for new construction
- Barbed wire fencing around both parcels
- Only 6 miles south of Independence, KS & 8 miles northwest of Coffeyville, KS
- Easy access—just 1.5 miles off blacktop road

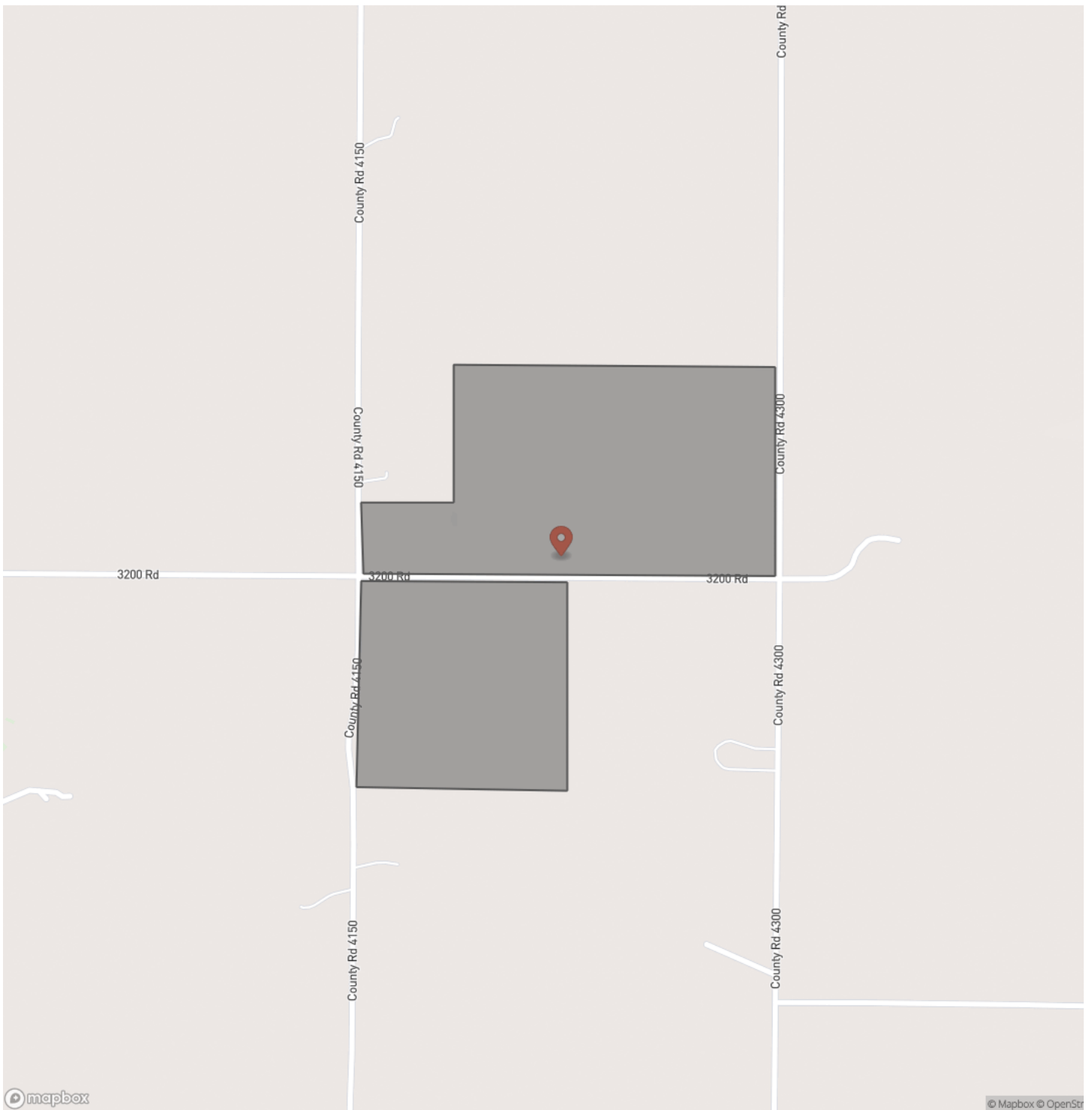
Call today schedule a private showing.



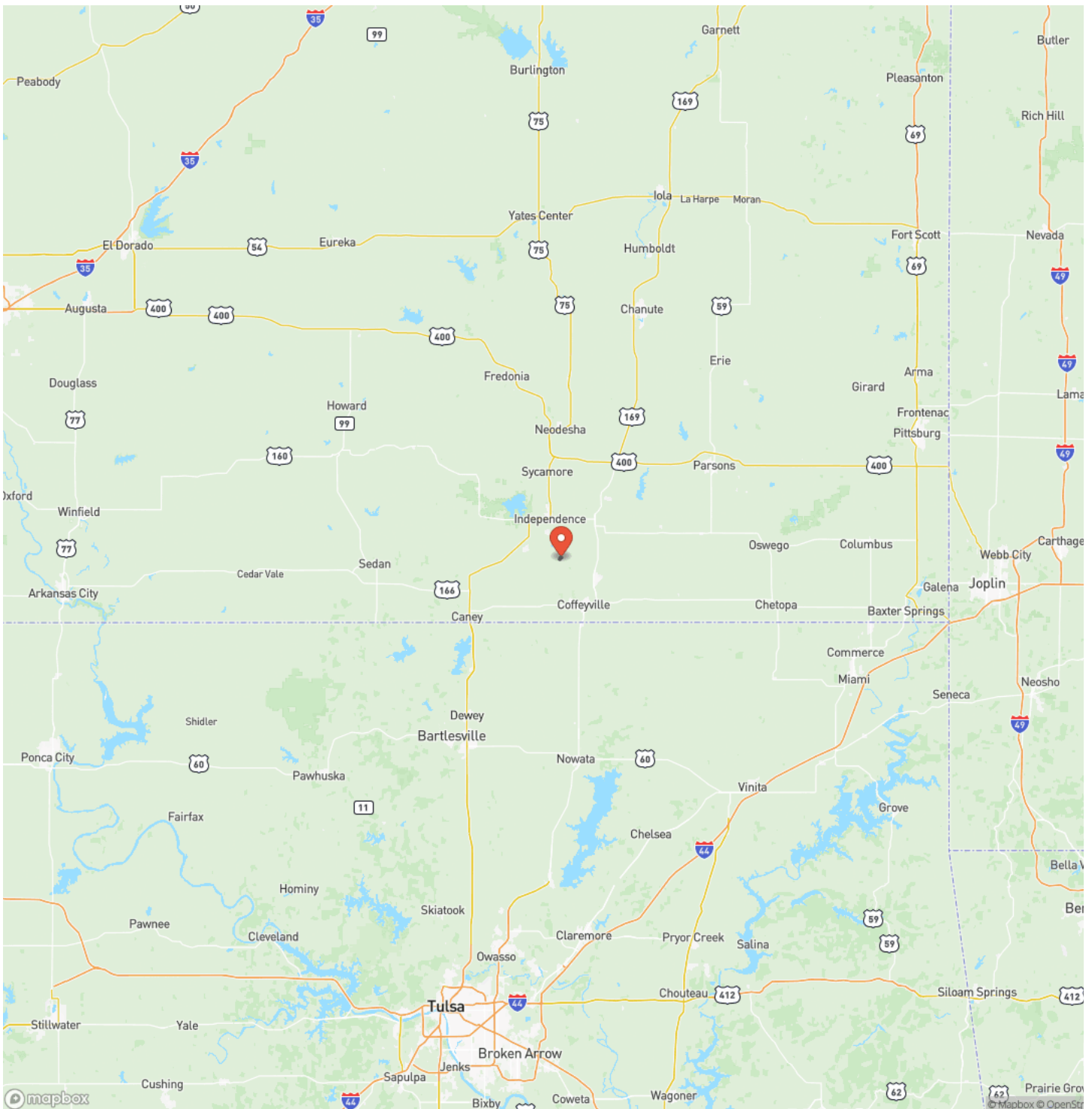
Barton's Corner
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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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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