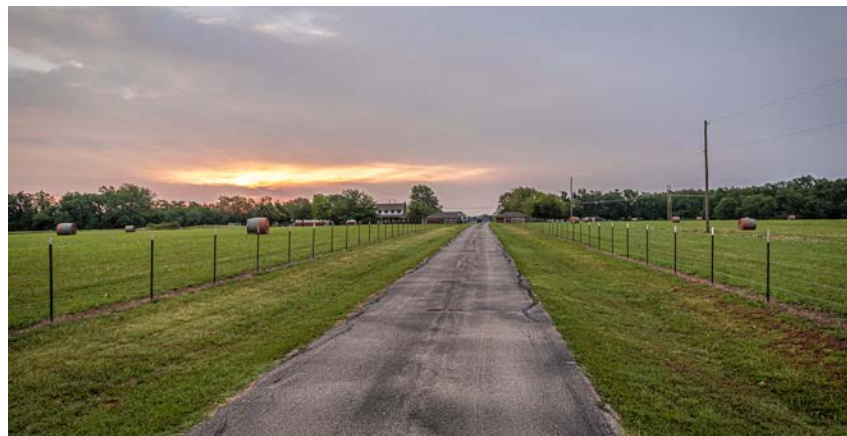


MIDWEST LAND GROUP PRESENTS



MONTGOMERY COUNTY, KS

20 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE CUSTOM HOME ON 20 ACRES ON BLACKTOP

Situated just a few miles west of Coffeyville along a county blacktop on a fenced 20 acres sits this custom homestead with nearly 4,000 square feet of living space on 2 levels, with 2 separate attached garages, a covered patio, multiple barns, and 2 detached residential garages. Originally built in 1973 this custom brick home has been a rural beauty from day one. The home has seen an extensive remodel from 2019 to 2021. Beginning outside with the brick exterior, the sellers have added barnwood accents on wrapped posts, shutters, and door headers, along with a completely new roof in 2013. As you step through the patio doors you enter a culinary dream. A massive open-flow kitchen with endless counters and work/eating space topped with both granite and quartz tops. Custom cabinetry paired with sub-zero fridge (built-in) and a Bosch dishwasher all focused around the centerpiece Garland commercial 6 burner range with griddle and double oven. Off the kitchen, lies the living and dining area. In 2019 2 walls were removed to open the foyer and living and dining rooms to a single space, with engineered beams to carry the load. This room offers a gas fireplace, Pergo floating floors, and a dining area. The downstairs hall houses a large built-in gun safe for safe storage of all your important belongings, but also easy accessibility. Additionally off the kitchen a large laundry utility room with a sink, space for a freezer, and ample area to sort laundry, etc. A secondary living area on the main floor with a wood-burning fireplace and access to an attached garage. One bedroom is on the main level as well as a 3/4 bath. The upstairs contains

3 bedrooms and 2 baths. One is the master suite. 2 of the 3 bathrooms have seen full renovations since 2017. A custom highlight of this home is the theatre/game room, with theatre seating, a wet bar, and a popcorn machine! Converted in 2015 by the seller, includes BenQ 3D/HD projector on an adjustable base. Shoots onto a 12' screen formatted to cinema format. Off the east attached garage is an enclosed climate-controlled room that housed a hot tub for the original owners but has since been cleaned out and ready for whatever the new owner pleases. An excellent hobby room, she shed, or specialty space. Step off the patio and across the asphalt drive to the 1st of 5 buildings which is a 1,500 square foot 2-car garage space with an approximately 900 square foot apartment attached with a full bath. Next to the drive is a secondary detached garage with a single overhead door offering the perfect workshop area and storing your toys and equipment completely out of the weather. Adjacent to this shop is a taller 3-sided shed with an older car lift that the seller says is as-is, the seller is keeping the new lift. Additional barns and leans line the drive for storage, work areas, or endless opportunities. A livestock, shed with a feed room sits at the back of the yard and is connected to a trap off the backside. This home lies at the back side of 20 acres that has primarily been hay ground since 2013. Fully fenced with capabilities of carrying a few head of livestock or 4H projects for kiddos. Situated just minutes from all the amenities of town but not in the midst of city life.

PROPERTY FEATURES

PRICE: **\$519,850** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **20**

- Custom 4 bed 3 bath 2 story brick home
- County blacktop outside of town
- Custom kitchen with commercial amenities
- Large home theatre room with projector
- Attached 3 car garage
- Mother in law apartment with 2 car garage
- Situated deep at the back of 20 acres off-road
- Minutes from town with country life
- Asphalt driveway with piped entry fence
- Perfect step for livestock and kids 4H Projects
- Choose between Coffeyville schools, Tyro, or Caney districts



CUSTOM BRICK HOME



CUSTOM KITCHEN

As you step through the patio doors you enter a culinary dream. A massive open-flow kitchen with endless counters and work/eating space topped with both granite and quartz tops. Custom cabinetry paired with sub-zero fridge (built-in) and a Bosch dishwasher all focused around the centerpiece Garland commercial 6 burner range with griddle and double oven.



4 BED, 3 BATH



LARGE HOME THEATRE



ATTACHED 3 CAR GARAGE



MOTHER-IN-LAW APARTMENT WITH GARAGE

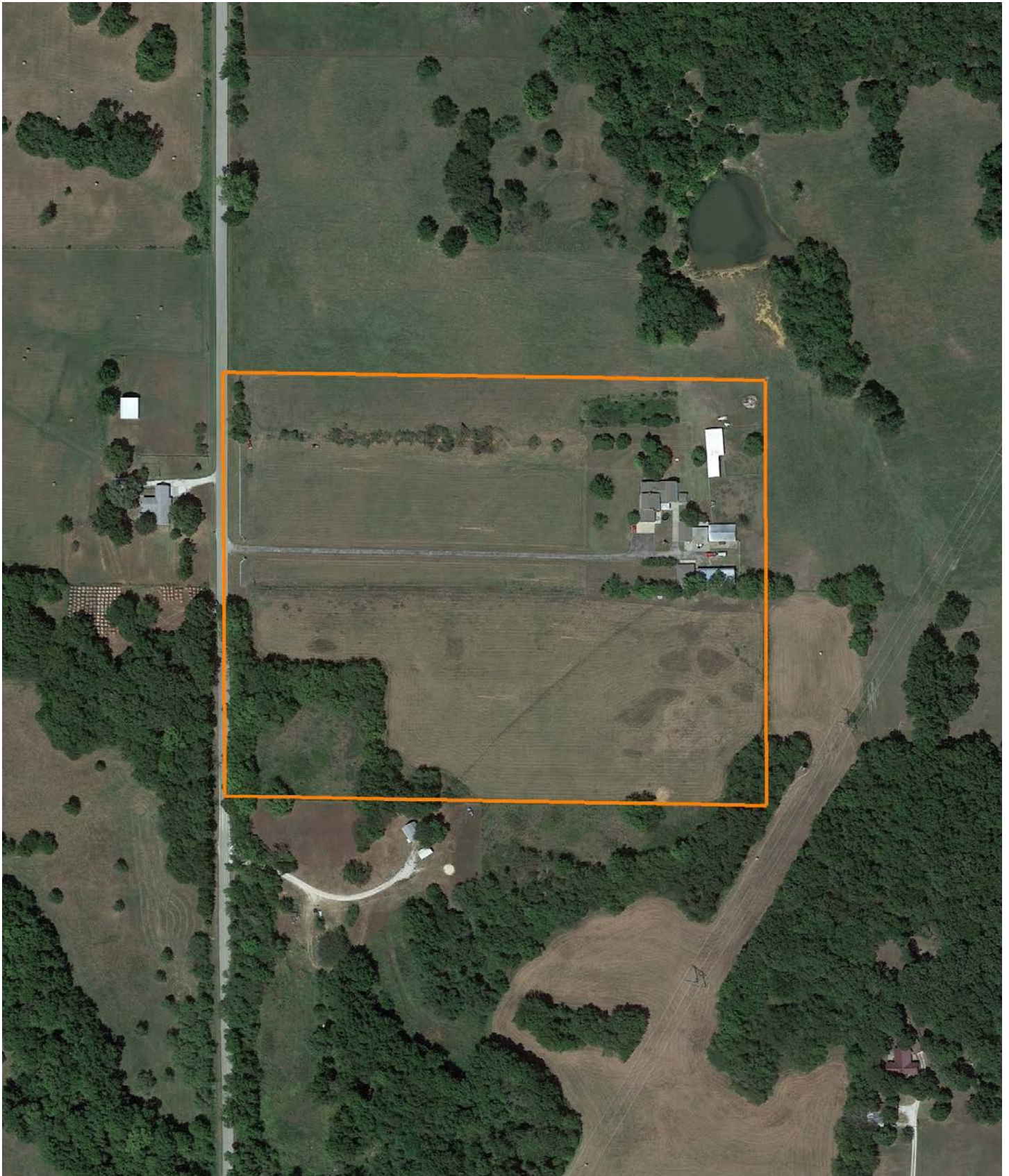
Step off the patio and across the asphalt drive to the 1st of 5 buildings which is a 1,500 square foot 2-car garage space with an approximately 900 square foot apartment attached with a full bath.



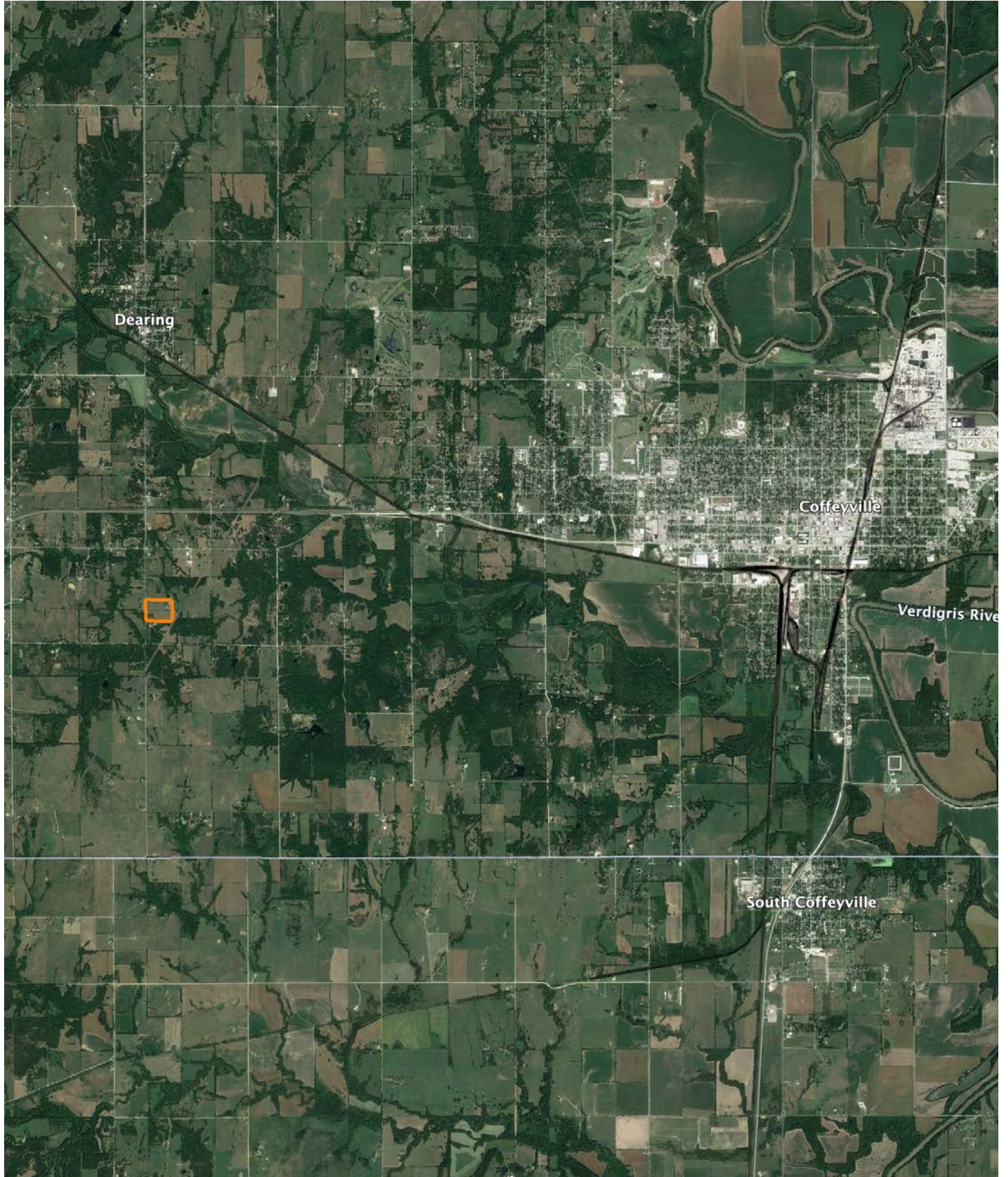
ADDITIONAL OUTBUILDINGS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

A seventh generation native to the Southeast Kansas and Northeast Oklahoma region, Zed's roots are strong and deep. Growing up in KS/OK has led him to develop a love for hunting, the outdoors and all that it offers; it has also given Zed a perspective that cannot be taught in schools. Blessed with a wife and four wonderful children, Zed is keeping the tradition of raising his family here. Zed can relate to local landowners and understands the sentimental value land can hold. He can help make the decision to buy or sell land smooth and comfortable, plus find value in land others might not see. Zed doesn't see his job as work, but more as his true passion for God's creation and the opportunity to call it his "office."

Zed is extremely active in his community, supporting various activities throughout the area. Zed has over ten years of experience bringing buyers and sellers together with many as returning clientele. Have a talk with him, and put his experience and knowledge to use to help you buy or sell your farm, ranch, or hunting land.



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