

MIDWEST LAND GROUP PRESENTS



10 ACRES
MONTGOMERY COUNTY, KS

2048 CR 5500, COFFEYVILLE, KANSAS 67337



MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME ON TEN ACRES IN EASTERN MONTGOMERY COUNTY KANSAS

Quaint country home on 10 +/- acres just five minutes from Coffeyville. Well-kept and clean in a good neighborhood. Perfect setting for a young family to start their roots. Half a mile from a blacktop road and two miles from Walmart. Newly remodeled with solid wood cabinets, wood stove, and large family room. There are three bedrooms with a small office (or a fourth bedroom) and two full baths. The living room has been set up to also be a media room with a built-in projection screen and can-lights on a dimmer. There is a solid wall of cabinets for all the storage you could want. The carport attaches to the one-car garage

to protect you from the elements. The home is on propane and has two A/C units. The small building east of the house is fully finished, and is currently being used as a workout room. The 40x60 shop has all the room to park his toys. Sellers have done numerous improvements in the past eight years, including a new 2-ton A/C and a wood-burning stove in the living room. New roof and siding, flooring in the outside building, new paint throughout the house, new dishwasher, storm shelter, and ceiling fans. A new septic tank was added in 2018. This is priced to sell and ready for move-in!



PROPERTY FEATURES

PRICE: **\$262,250** | COUNTY: **MONTGOMERY** | STATE: **KANSAS** | ACRES: **10**

- 2000 square feet of living space
- Three bed and two bath
- Covered parking and garage
- Half mile off blacktop
- Minutes from the town or bus stop for the Labette County school district
- Large three-sided shop
- Numerous new updates to home: paint, roof, siding, septic tank, etc
- Clean well-manicured ten acres for animals or continue to hay
- Additional outbuilding for kids, man-cave, or she-shed
- Three minutes to Walmart; one hour to Tulsa; two and a half hours to Kansas; forty-five minutes to Joplin



NUMEROUS HOME UPDATES

Newly remodeled with solid wood cabinets, wood stove, and large family room.



2,000 SQUARE FEET OF LIVING SPACE



3 BEDROOM AND 2 BATH



LARGE 3 SIDED SHOP FOR PARKING



COVERED PARKING AND GARAGE



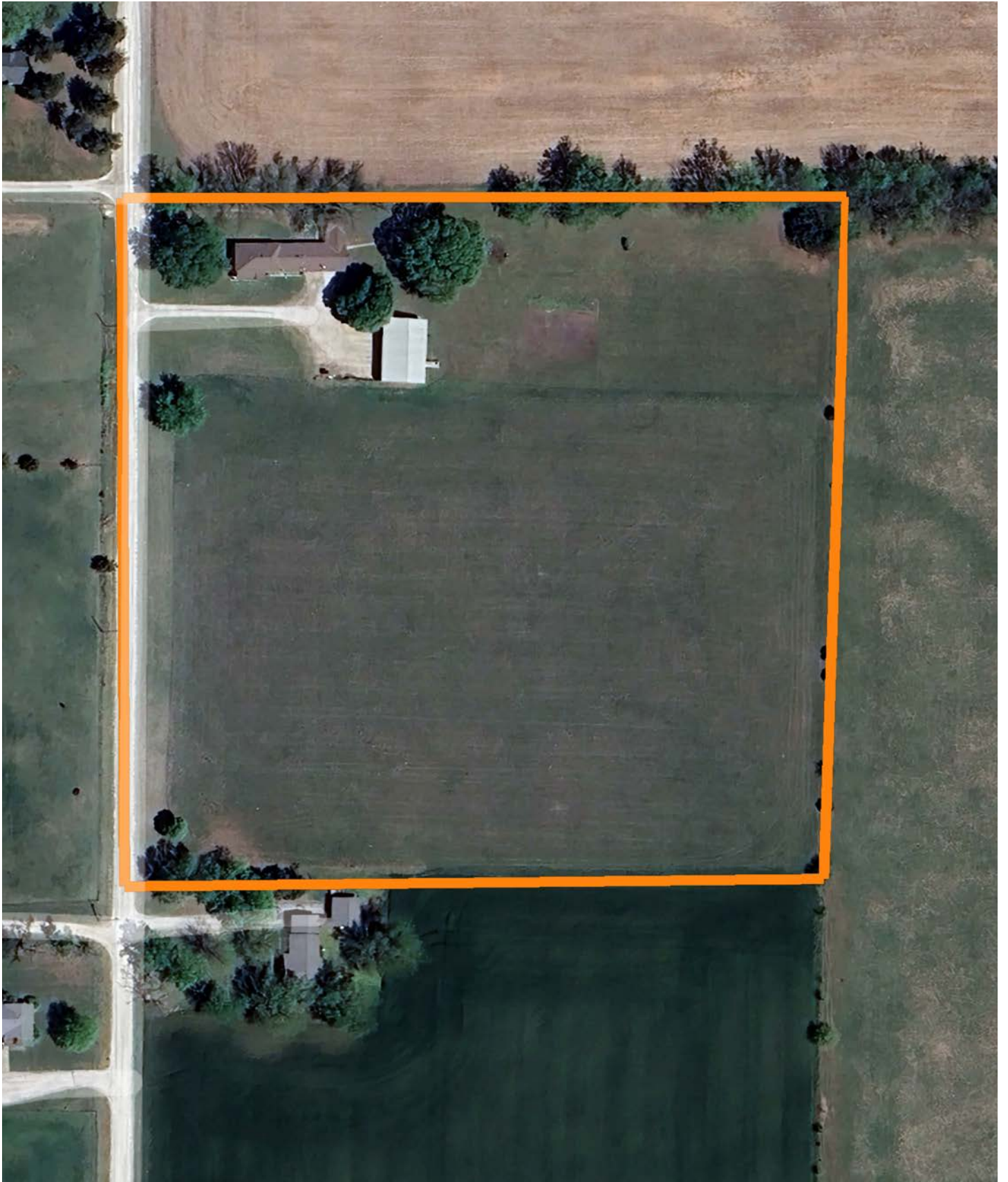
ADDITIONAL OUTBUILDING



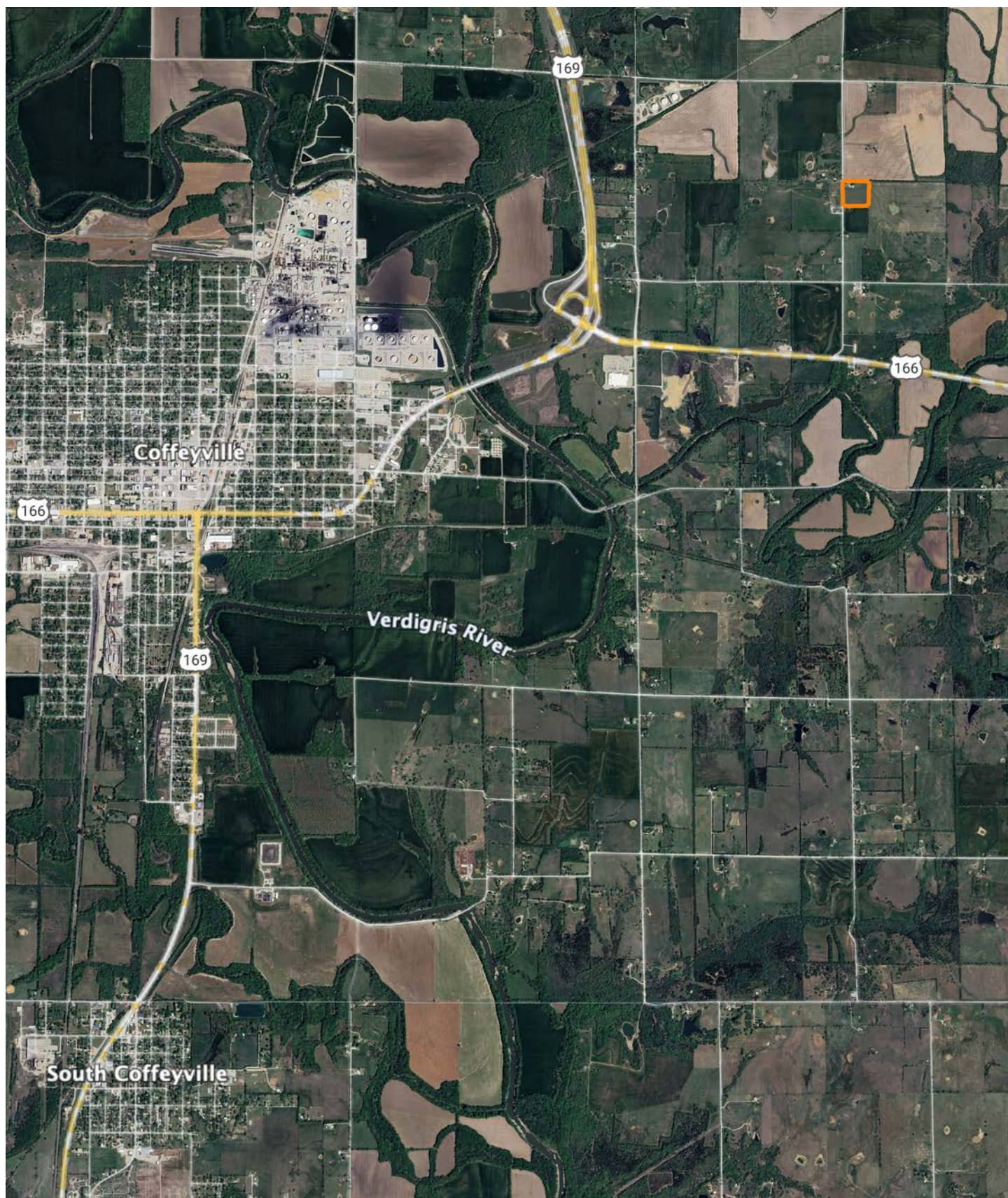
WELL MANICURED 10 ACRES



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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