

MIDWEST LAND GROUP PRESENTS

2 ACRES IN

LABETTE COUNTY KANSAS

226 8000 ROAD, COFFEYVILLE, KS 67337



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RURAL RANCH HOME ON COUNTY BLACKTOP IN LABETTE COUNTY

Take a look at this beautifully remodeled home nestled just minutes from Coffeyville, Kansas. Located in the sought-after USD 506 school district and set along a well-maintained blacktop road, this property offers peaceful country living with modern comforts.

Whether you're relaxing on the brand-new back patio watching the sunset or enjoying the warmth of the wood-burning fireplace inside, this home is designed for comfort and practicality. Though the sellers have not lived in the home, they have completed a top-to-bottom remodel that gives the residence a fresh, like-new feel.

With a 3 bedroom, 2 bath layout and open living and dining areas, this home offers plenty of space for families, retirees, or anyone craving quiet country life. The oversized attached garage makes daily life easy, offering convenience and shelter from the elements.

Fully fenced with a combination of pipe and 5-strand barbed wire fencing, the setup is ideal for a 4H family or hobby farm. Plus, there's an option to purchase an additional 6 +/- acres with corrals and barns for those wanting more space to expand. Additional acreage pictured in photos, contact for more information.



PROPERTY FEATURES

PRICE: **\$212,000** | COUNTY: **LABETTE** | STATE: **KANSAS** | ACRES: **2**

- Completely remodeled 3 bed, 2 bath home on 2 +/- acres
- Located in the USD 506 school district – just minutes from Coffeyville
- New HVAC units and hot water tank installed
- New bathrooms and updated flooring throughout
- Fresh concrete work: back patio, sidewalk, and parking pad
- Yard grading completed for improved drainage
- Spacious open-concept living/dining area with wood-burning fireplace
- Oversized attached garage for convenience and weather protection
- Fully fenced with pipe and 5-strand barbed wire – perfect for 4H families
- Optional additional 6 +/- acres with corrals and barns available for purchase

RENOVATED 3 BED, 2 BATH HOME

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INTERIOR PHOTOS



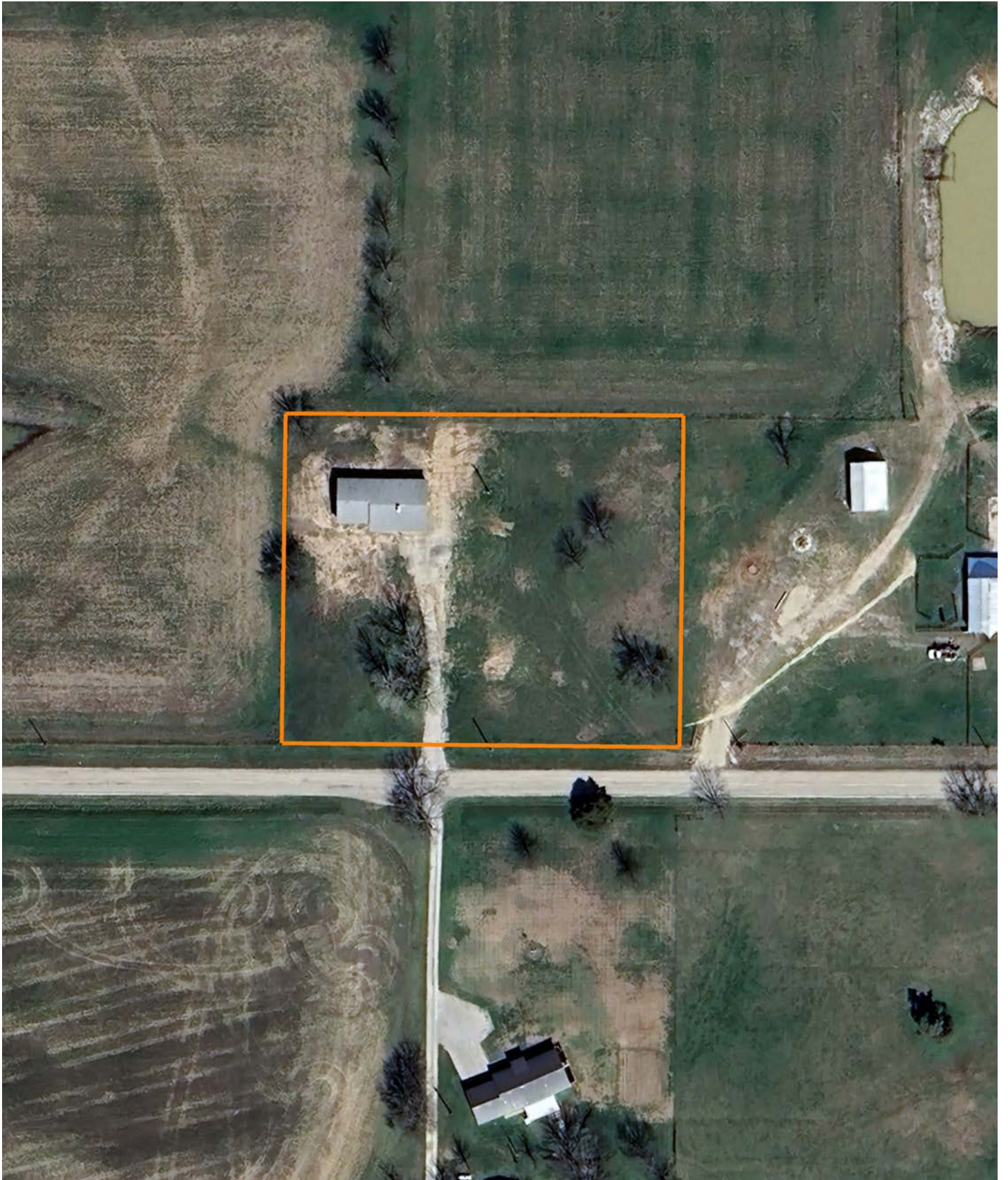
FULLY FENCED



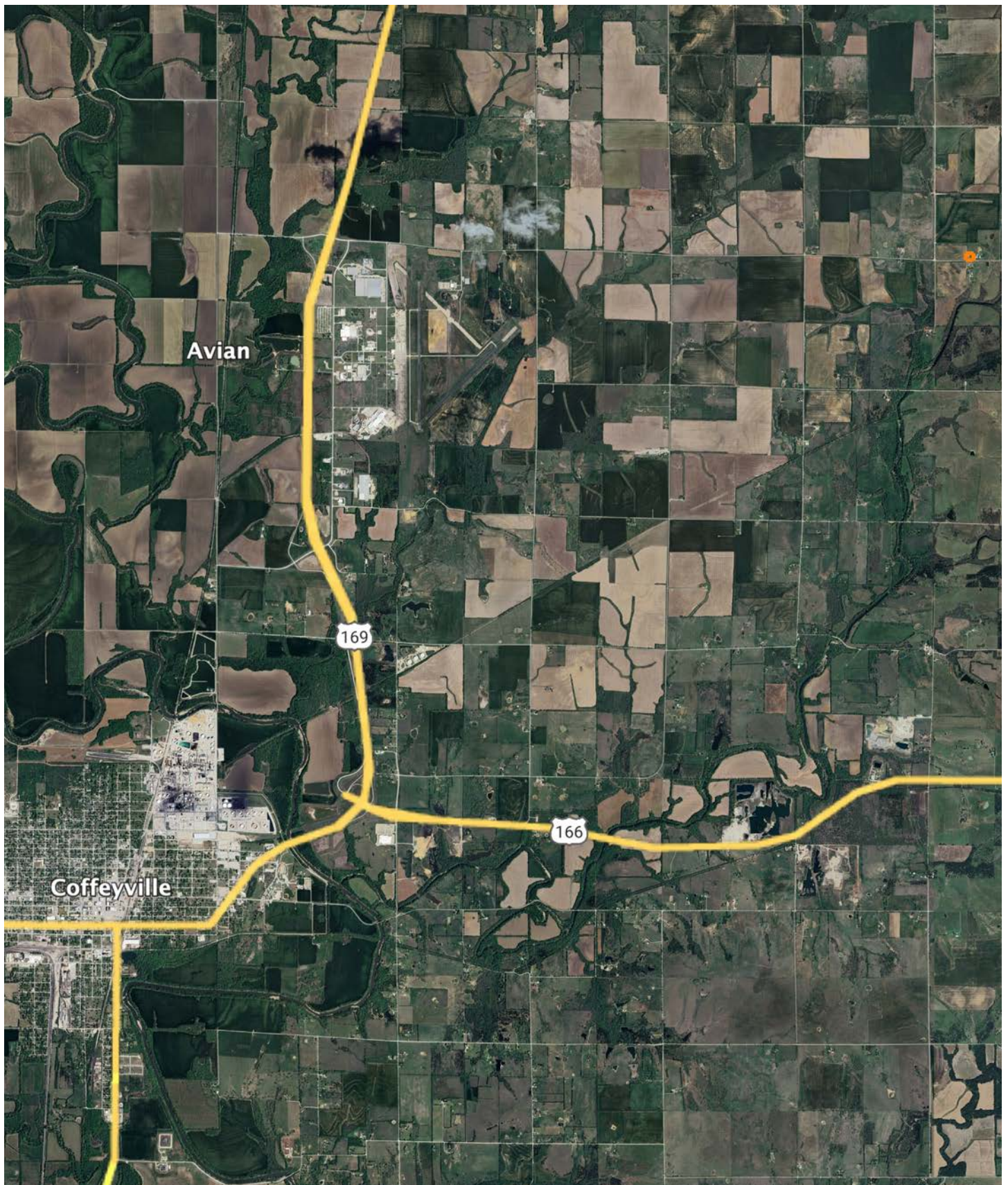
ADDITIONAL 6 +/- ACRES FOR PURCHASE



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.



ZED GOODWIN, LAND AGENT
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