

WELCOME HOME!



Choose MONTGOMERY COUNTY KANSAS to live, work and play



Refreshingly rural and pleasingly progressive, Montgomery County, Kansas, offers an enviable quality of life with just the right balance of diversity, safety, affordability, opportunity and community.



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ABOUT MONTGOMERY COUNTY

So much to love!



Located in America's heartland, Montgomery County, Kansas, is perfectly situated in an expansive rural landscape with vibrant, family friendly communities and all the amenities your heart desires easily within reach.

Don't mistake rural for boring. Our county is bustling with quaint shopping boutiques, abundant outdoor recreation, flavorful dining options, award-winning K-12 schools, two community colleges, worship centers welcoming all faiths and unlimited opportunities to engage and get involved in our communities. These include several young professionals groups offering avenues for getting connected with peers and making new friends.

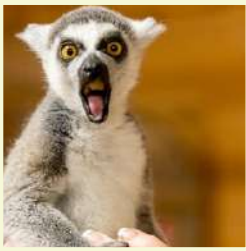
And we have jobs. Satisfying, well-paying jobs that allow you to combine the best of both worlds - a special quality of life experience with wages that allow you to live comfortably. Additionally, new residents to our area may qualify for unique benefits not found in many other places - including relocation assistance for qualified workers.

OUR COMMUNITIES

CANEY

The total small-town package

Caney is set in a valley surrounded by nature - the Chautauqua Hills on the west and Oklahoma lakes on the south. An enviable lifestyle vibe with neighborly values, strong K-12 education system and recreation and leisure opportunities make Caney the total small-town package. Recent revitalization efforts have been underway in the small town, including the addition of a premier downtown bakery, newly constructed swimming pool and an annual downtown live music concert featuring nationally known artists. Caney also is home to the unique Safari Zoological Park, featuring exotic animal viewing in an up-close and educational experience. This community is also home to large manufacturing companies such as Spears Manufacturing and Engineered Systems and Equipment Inc. The community is situated on U.S. Highway 75, a direct four-lane highway to Tulsa, Oklahoma, and Tulsa International Airport.



POPULATION
1,710



MEDIAN AGE
41.4



AVG HOME VALUE
\$146,140



4

FUN FACT

The Caney Community Betterment Group is a grassroots organization driven by future-focused volunteers working to bring economic prosperity to the community. The group was instrumental in a recent community branding campaign that produced a new town motto: "Hope Runs Wild!"

OUR COMMUNITIES

CHERRYVALE

A close-knit small-town gem

Cherryvale is a close-knit community located just a few miles off of Highway 400. With safe, quiet neighborhoods and proximity to Big Hill Lake, popular for fishing and boating, Cherryvale is another small-town gem in Montgomery County.

Cherryvale has a downtown that plays host to many family-owned and operated businesses ranging from a 100-year-old hardware store, insurance company and bank to new boutiques and restaurants. With this comes engaged community residents who are passionate about their hometown. Cherryvale hosts many different festivals and events that pull people from all over the area, including the annual and one of the largest Trunk-or-Treat Halloween events in Southeast Kansas. The local school district serves more than 750 students in grades K-12 and is currently a 3-A school when participating in KSHSAA-sanctioned events.

Industries in Cherryvale include moulding and fiberglass manufacturing, and the community is located just 8 miles from the site of the nearly \$400 million Bartlett soybean crushing facility, which is now fully operational. The plant celebrated its grand opening in fall 2024 and is one of the largest economic development projects in the state's history.



POPULATION
2,161



MEDIAN AGE
40.7



AVG HOME VALUE
\$147,863



FUN FACT

Cherryvale's Lincoln Central Elementary School was ranked among the top performers in the state in the 2024 U.S. News and World Report Kansas Best Elementary Schools report.

OUR COMMUNITIES

COFFEYVILLE

*Reviving
and
thriving*

Coffeyville is a thriving community best known for its friendly people, the Coffeyville Community College Red Ravens and the demise of the Dalton Gang in 1892. Coffeyville's present is as lively as its past with much growth and concerted revitalization efforts taking place over the past few years. Coffeyville offers a modern aquatic center, roller skating rink and multiple family friendly events and festivals throughout the year, including a spectacular annual fireworks show, the

annual multi-day Inter-State Fair & Rodeo featuring a carnival, food trucks, and arena shows like a PRCA rodeo and demolition derby. Coffeyville also has several museums paying homage to its history - including the infamous bank robbery attempt by the Dalton Gang - and is home to the immaculately preserved Brown Mansion museum and event venue.

The community offers a strong K-12 school system, as well as a community college with a wide range of study options, including robust vocational education programs.

From an employment perspective, Coffeyville is a manufacturing mecca and home to Coffeyville Resources, a major national oil and gas refinery and nitrogen fertilizer producer, which employs individuals of all skill levels and professional disciplines.



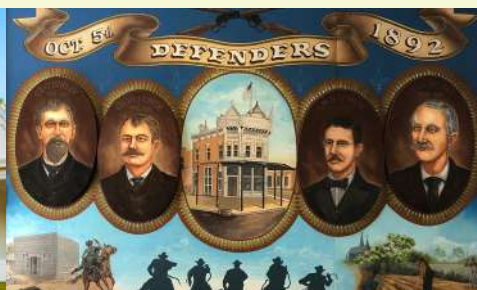
POPULATION
8,387



MEDIAN AGE
39.6



AVG HOME VALUE
\$110,888



6

FUN FACT

Coffeyville is home to the original Icee frozen drink. The Icee was invented at a local Dairy Queen when the store's drink dispenser broke down, and the owner resorted to serving frozen carbonated beverages which he stored in the freezer. The slushy treat was a hit!

OUR COMMUNITIES

Rural living. forward thinking.

INDEPENDENCE



Independence is a gem in Southeast Kansas, offering rural living in a forward-thinking, culturally diverse community. The community boasts a thriving historic downtown with multiple options for unique shopping, dining and entertainment. Perhaps the community's biggest claims to fame are its beautiful park and zoo (always with free access) and its annual 9-day Neewollah festival each October, Kansas' oldest annual celebration.



Recently, the community completed phase two of its new Central Park Sports Complex, a \$12 million initiative to upgrade and enhance existing sports and recreational facilities and improve access for people of all abilities and walks of life.

Major housing initiatives are also underway across the community, including upper-story housing projects, rehabilitation of older properties, infill development, and new construction. There is also growing innovation in the sector, including the use of 3D printing technology, all supported by strategic grant incentives to encourage continued investment and revitalization.

Employment opportunities in Independence are abundant among its manufacturing industries, small businesses, health care providers, award-winning school district, and new child care facilities have recently opened their doors.



POPULATION
8,265



MEDIAN AGE
40.2



AVG HOME VALUE
\$127,638



FUN FACT

"Neewollah" is Halloween spelled backwards. The festival originated in 1919 when community leaders brainstormed a way to encourage positive activities for kids as opposed to Halloween "tricks." Hence, the opposite/backwards spelling of the holiday.



We've got work to do!

EMPLOYMENT OPPORTUNITIES

Montgomery County offers a wide range of job opportunities for people of all ages, education levels, and skill sets, contributing to its high quality of life. As a manufacturing hub that exports products worldwide, the county boasts award-winning school districts and a comprehensive network of healthcare services. There is a strong demand for qualified applicants, and average incomes are rising.

The average commute for a Montgomery County worker is 18 minutes, and dedicated fiber networks already in place or planned throughout the county make work-from-home a viable option.

2025
Facts & Figures

MANUFACTURING

Businesses **78**

Employed **4,668**

HEALTH CARE / SOCIAL ASSISTANCE

Businesses **153**

Employed **3,164**

RETAIL TRADE

Businesses **211**

Employed **1,850**

EDUCATIONAL SERVICES

Businesses **46**

Employed **1,804**

ACCOMMODATION / FOOD SERVICE

BUSINESSES **95**

Employed **1,226**

FOOD SERVICE / DRINKING EST.

Businesses **75**

Employed **1,058**



Let us sweeten the deal...

INCENTIVES

Montgomery County
wants to invest in you,
and we're looking for
people to invest in us
by moving to
Montgomery County
and taking a job here.
Bring your talents to
Montgomery County
and see what we have
to offer.

- **Relocation Assistance**

It's already more affordable to live in Montgomery County than the U.S. average, but we can also offer relocation incentives - like paying for trucks and movers - to new employees relocating here.

OR

- **Down Payment Money**

If you move here and work here, you may qualify for down payment assistance. That's money you can use to purchase an already affordable home in Montgomery County.



One specific benefit of moving to Montgomery County is the reduced housing costs. Nationally, the median home price in 2025 is \$426,800. In Montgomery County, the average home price is \$159,326.

Here's how you can move to Montgomery County in three easy steps:

HOUSING

Welcome home!



Step 1

Explore Our Unique Communities

Montgomery County has multiple towns that offer unique experiences and valuable employment opportunities to residents. Spend some time driving through these communities to better understand them. Here are a few places to start your search:

COFFEYVILLE is one of the largest communities in Montgomery County. It has incentive programs for new businesses, making it an ideal town for entrepreneurs.

CHERRYVALE was once a major railroad tourism destination and is now known for its quiet neighborhoods and beautiful houses.

CANEY has the Chautauqua Hills on one side and Copan and Hulah lakes on the other. It is an ideal place to live if you love spending time outdoors.

INDEPENDENCE is an ideal place to raise a family focusing on quality of living with their Park, Zoo, Sports Complexes and Youth Center, Trails, Aquatic Center & entertainment.

Step 3

Hire One of Our Top Real Estate Agents

After you take the first steps to relocate to Montgomery County, we have several qualified real estate agents in the region who can help you tour homes and make competitive offers. Here are a few of our MCAC members:

American Homes Realty serves Montgomery and Labette Counties.

Bill White Real Estate represents buyers in Independence and surrounding areas.

Coldwell Banker Pasternak-Johnson has been a staple in the region for 50+ years.

George Realtors serves Montgomery, Labette, Chautauqua, and Wilson counties.

Heritage Homes Realty realtors have been practicing since 2003.

Keller Williams Realty Select specializes in first-time home buyers and relocation.

Step 2

Get Down Payment Assistance

MCAC offers down payment assistance in the form of matching grants to incentivize people to move to the region. You could receive incentive dollars to cover part of your housing costs that you don't have to pay back.

According to the National Association of Realtors (NAR), the average first-time home buyer had a 7% down payment.

Nationally, you would need to save nearly \$30,000 to reach that threshold. With Montgomery County median home prices, you would only need \$11,150. The MCAC down payment assistance program may cover some of that.

Apply for down payment assistance and see what you qualify for. Incentive amounts vary based on employment criteria and employer match.



QUALITY OF LIFE



Quality over quantity

The 17th largest Kansas county by population, Montgomery County tops the charts in terms of amenities and attributes that make it the ideal location to live, work, play, raise a family and retire.

From art and culture to shopping, dining, entertainment, health care, education, outdoor recreation, safety and security, Montgomery County has the complete package to offer residents of all ages.

Additionally, major new housing developments are in progress across the county to offer upper story and single family homes in a wide range of layouts and price ranges.

- Hunting, fishing, boating, camping, hiking and biking trails, golf, shooting ranges
- Parks and zoos
- Cinema, roller skating rink, bowling alley and public aquatic centers
- Adult and children's recreation sports
- More than 100 churches
- Public libraries, senior centers and civic engagement organizations
- Multiple history and special interest museums
- Hospital, dedicated emergency facilities, primary and specialty care and top-rated fire, police and emergency medical services
- Quality public and private K-12 education
- Two community colleges



SHOPPING & DINING

MONTGOMERY COUNTY OFFERS A GROWING LOCAL DINING SCENE, UNIQUE DOWNTOWN SHOPPING DISTRICTS, AND EVERYDAY RETAIL AMENITIES THAT SUPPORT BOTH RESIDENTS AND VISITING PROFESSIONALS.



COFFEYVILLE SHOPPING & DINING



INDEPENDENCE SHOPPING & DINING



CANEY SHOPPING & DINING



CHERRYVALE SHOPPING & DINING





THE OUTDOORS

Montgomery County offers an exceptional quality of life defined by wide-open spaces, vibrant community life, and easy access to outdoor recreation. From lakes and trails to golf courses and community parks, residents enjoy a lifestyle that balances opportunity with relaxation.

Families can cool off at splash pads, spend afternoons at playgrounds, or take advantage of walking trails and open green spaces. Our county also boasts several public and private traditional greens golf courses, disc golf courses, gravel cycling and mountain biking routes, shooting ranges.

Our county is home to Elk City Reservoir, adjacent Elk City State Park, and Big Hill Lake. Elk City State Park is one of Kansas' premier fishing and boating lakes, the area also offers inviting camping facilities with comprehensive services. A perfect weekend activity for the family. The area offers a nationally acclaimed hiking/adventure racing trail, bike trails and a variety of other activities for outdoor enthusiasts.

Cherryvale Kansas is home to Big Hill lake which has a very popular sandy beach that is frequented in the summer. Along with other boating and water activities!

Hunting in Montgomery County, Kansas is a long-standing tradition that draws outdoor enthusiasts to its mix of woodlands, fields, and waterways, offering opportunities to pursue game such as deer, turkey, and waterfowl. With access to both private land and nearby public hunting areas managed by the Kansas Department of Wildlife and Parks, hunters of all experience levels can enjoy the region's natural beauty while following responsible and sustainable practices.





Montgomery County is not a stranger to play! Whether you are looking for recreation opportunities for you or your children- you will be able to find what you're looking for.

Montgomery County, Kansas offers a wide range of structured and open recreation options.

Multiple communities within the county support organized leagues in sports such as baseball, softball, basketball, football, and soccer, with seasonal programming available throughout the year. School districts and local recreation commissions coordinate many of these activities, providing access to gyms, fields, and training facilities.

Public parks across the county include playgrounds, walking trails, sports complexes, and aquatic features such as splash pads and public pools. Indoor recreation is also available, including skating rinks, fitness centers, and bowling facilities, allowing for consistent participation regardless of weather conditions.

Youth programs focus on skill development and participation, while adult leagues offer competitive and recreational divisions. In addition to leagues, the county hosts tournaments, camps, and community events that draw participants from surrounding areas, contributing to local engagement and economic activity.

Both Independence and Coffeyville have recently installed outdoor community fitness courts, and a \$12+ million development project is underway in Independence for an entirely new multi-sport complex accessible to individuals of all ages and walks of life.





*You're going
to need a
bigger
calendar!*

CULTURE, HISTORY, ENTERTAINMENT & MORE

Montgomery County is home to the largest annual festival in the state of Kansas. The nine-day **Neewollah** (Halloween spelled backwards) celebration takes place in **Independence** on the last full week of October and features a street carnival, musical performances and food vendors, community theater production, queen's pageant, barbecue contest, run/walk events, marching band competition and THREE parades, among other activities.

Other notable regional events include the annual **Inter-State Fair & Rodeo** in **Coffeyville** (August), featuring Pro-Rodeo Circuit Association (PRCA) events, carnival, food and specialty product vendors, demolition derby and other stadium entertainment performances.

Multiple other community fairs and festivals keep the calendar filled throughout the year across the county, and museums celebrate our region's unique history, lifestyle and culture. Cherryvale hosts an annual Cherry Blossom Festival every May to celebrate local culture with food and entertainment. Caney throws a Mayfest Celebration every year on the weekend of Memorial Day. So many great opportunities to enjoy exploring towns all over the county .

The Little House on the Prairie Museum is located in rural Montgomery County near the former home of celebrated American author Laura Ingalls Wilder, whose books about life on the prairie inspired the popular television series of the same name.

The Dalton Defenders Museum in Coffeyville pays tribute to the community citizens who took up arms and ended the crime spree of the infamous bank-robbing Dalton Gang.



THE ARTS



A CREATIVE CULTURE THAT INSPIRES COMMUNITY.

Montgomery County serves as a vibrant cultural crossroads where deep-rooted history meets a thriving contemporary arts scene. From the world-renowned legacy of the William Inge Theater Festival in Independence to the stunning restoration of the historic Midland Theater in Coffeyville, the region celebrates storytelling in all its forms. Visitors and locals alike can explore a diverse array of visual galleries, community workshops, and grand architectural landmarks that define the county's unique creative spirit.



Opportunity Examples

- Local Museums
- Children's Summer Theater
- Community Theater
- Community Choir
- Community Band
- Poetry Competitions
- Photography Competitions
- Songwriting Showcases
- Friday Night Dancing
- Quilting Showcases
- Painting Exhibitions
- Classes of Many Kinds



A thriving arts culture strengthens workforce attraction, enhances quality of life, and supports a vibrant local economy.



SAFETY, SECURITY & HEALTH CARE

Peace of mind is an invaluable benefit of living in our small, rural county. We take pride in our safe neighborhoods; responsive emergency services; and quality, reliable health care.

Our county sheriff’s department serves as overwatch for our entire area and works collaboratively with community police departments to provide coordinated law enforcement services and ensure emergency readiness.

Additionally, we have a full-service acute care hospital in Coffeyville; a dedicated emergency care facility in Independence; primary and specialty care clinics located across the county; and highly trained and capable emergency medical services and firefighters at the ready in every community. Access to emergency medical services within a defined distance helps companies meet safety standards and ensures employees have immediate care available when it is needed.

Beyond emergency and occupational health services, CRMC provides a comprehensive range of care:

- primary care
- women’s health
- pediatrics
- specialty clinic services
- cardiovascular care
- orthopedics
- rehabilitation
- advanced imaging
- cancer treatment

Along with Coffeyville’s hospital, **Labette Health** also has a major presence in the county; providing Independence & Cherryvale with express care clinics. **Labette Health** contains an Emergency Room provides critical, around-the-clock emergency care for residents of Montgomery County and the surrounding southeast Kansas region.

For mental health & addiction treatment services, Montgomery County home to **Four County Mental Health** with locations in Independence and Coffeyville.



K-12 EDUCATION

All four major communities in Montgomery County have significantly invested in our county’s youth. Our school systems offer high-quality K-12 education in modern facilities with advanced technological capabilities, dynamic curriculum and extensive community engagement opportunities. Both public and parochial school options, as well as pre-K programs are available.

Montgomery County schools provide a well-rounded educational experience that prepares students for both college and careers. Opportunities include Advanced Placement coursework, career and technical education (CTE), athletics, fine arts, and a wide range of extracurricular activities. Strong community engagement ensures students have access to mentorship, internships, and real-world learning experiences that extend beyond the classroom.



HIGHER EDUCATION

*The smart
choice!*

COFFEYVILLE COMMUNITY COLLEGE

A variety of career-based education programs are offered at the Coffeyville Technical Campus of Coffeyville Community College. Hands-on education and certification programs are tailored to career-ready students in a variety of industries and occupations, as follows:

- Allied Health CNA/CMA/HHA
- Automotive Service
- Commercial Drivers License - CDL
- Construction Technology
- Electrical Power Technology
- Electrical Technology
- Emergency Medical Technician
- Fire Science
- Information Systems Tech.
- Medical Assistant
- Medical Laboratory Technology
- Practical Nursing
- Registered Nursing
- Paramedic
- Phlebotomy
- Precision Machining Technology
- Welding Technology

INDEPENDENCE COMMUNITY COLLEGE

Independence Community College offers career technical education in the following areas:

- Administrative Office Management
- Allied Health
- Computer Technology
- Welding Technology
- Web Design Development
- Cosmetology
- CNA/CMA/EMS

Additionally, the college's campus is home to ICC FabLab, an innovative maker space/entrepreneurship center where creative thinking and entrepreneurial concepts are championed and a wide range of fabrication tools and equipment are made available to students, community members and businesses.

RESOURCES

*Questions?
We got you!*



MONTGOMERY COUNTY ACTION COUNCIL

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Montgomery County Action Council (MCAC) is the economic development agency for Montgomery County, Kansas. We work collaboratively with local and regional partners to attract new business investment, encourage the expansion of existing industry and small businesses, align workforce education and training with in-demand jobs, locate new markets for Montgomery County products, and plan and mobilize resources for economic development.



CANEY COMMUNITY BETTERMENT GROUP

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Kansas*

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