

**99 +/- Acre Chautauqua County, Kansas  
Hunting Farm  
00000 RR  
Sedan, KS 67361**

**\$188,380**  
99.100 +/- acres  
Chautauqua County



# 99 +/- Acre Chautauqua County, Kansas Hunting Farm Sedan, KS / Chautauqua County

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## **SUMMARY**

### **Address**

00000 RR

### **City, State Zip**

Sedan, KS 67361

### **County**

Chautauqua County

### **Type**

Recreational Land

### **Latitude / Longitude**

37.1251 / -96.1380

### **Acreage**

99.100

### **Price**

\$188,380

### **Property Website**

<https://mossyoakproperties.com/property/99-acre-chautauqua-county-kansas-hunting-farm-chautauqua-kansas/14838/>



**MORE INFO ONLINE:**

**[MossyOakProperties.com](https://mossyoakproperties.com)**



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### **PROPERTY DESCRIPTION**

This 99+/-acre Chautauqua County property, offers the opportunity to own a solid piece of recreational ground, and the solid deer history that goes with it. Closely located to town with all of its conveniences, including lodging, while cutting down on cabin expenses.

The property consists of multiple elevation changes and a wide variety of topographical features, providing a multitude of stand options throughout the property. Although mostly timbered, there are multiple large clearings along fence rows, pipeline easements, utility lines, as well as natural clearings that would make ideal rifle or muzzleloader locations. These same clearings located throughout the property provide ideal locations for food plots, with some of these clearings allowing the possibility of food plots of an acre to an acre and a half in size.

There is a large draw with a wet weather creek running through it. One walk through this draw and it is easy to see from the scrapes and rubs that this is a preferred travel corridor for the wildlife in the area. This draw also creates multiple natural funnels and pinch points as the wildlife look for the path of least resistance to cross the steep embankments.

Known both for the whitetail deer and turkey hunting opportunities, the property will also offer predator, small game, as well as upland game hunting opportunities, as there has been at least one covey of quail kicked up every time the Land Specialist has been able to walk the property.

The Internal trail system and lease roads provide multiple access points throughout the property, which will also allow you to hunt multiple different wind directions and access those stand locations with the wind in your favor.

Located only 2.5 miles via blacktop road from Sedan, KS, which offers all of the needed amenities for camp life, including groceries, hardware and sporting goods stores, as well as restaurants. Perimeter fencing is in average to good condition, with no current cross-fencing. Mineral, Oil and Gas Rights will not transfer, with the property being subject to a current lease agreement. Additional acreage with a cabin might be available. Contact Land Specialist Jake Kolb at 620-252-5881 or [Email listed above] with any questions or to schedule a private showing.

- \*99+/-Acres
- \*Topography
- \*Heavy Timber
- \*Large Draw
- \*Whitetail Deer Hunting Opportunities
- \*Turkey Hunting Opportunities
- \*Blacktop Road Access except for a very short distance
- \*Approximately 2.5 miles from Sedan, KS
- \*Approximately 40 miles from Bartlesville, OK

**MORE INFO ONLINE:**

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\*Approximately 80 miles from Tulsa, OK  
\*Approximately 100 miles from Wichita, KS



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## Locator Maps





## Aerial Maps



**99 +/- Acre Chautauqua County, Kansas Hunting Farm  
Sedan, KS / Chautauqua County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jake Kolb

**Mobile**

(620) 325-4046

**Email**

jkolb@mossyoakproperties.com

**Address**

1007 Main Street

**City / State / Zip**

Neodesha, KS, 66757

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**NOTES**

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**MORE INFO ONLINE:**

**MossyOakProperties.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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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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**MossyOakProperties.com**

