

MIDWEST LAND GROUP PRESENTS



CHAUTAUQUA COUNTY, KS

138 ACRES



MidwestLandGroup.com

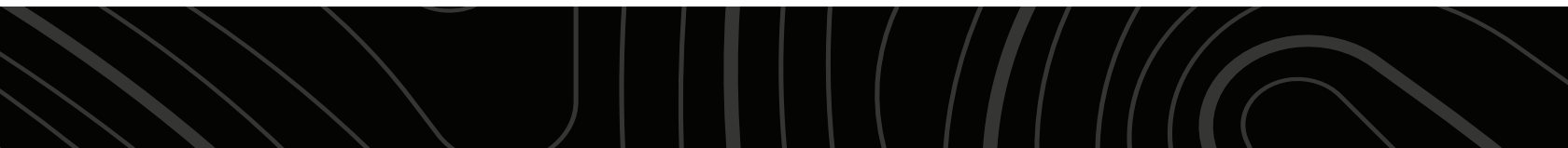
MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED BASE CAMP HUNTING FARM TUCKED IN THE CHAUTAUQUA HILLS

Here lies the perfect base camp property for a group of hunters with 3 small buildings converted into cabins and bunkhouses. The farm consists of native grass, oak timber, and cedar thickets tucked into the Chautauqua hill country. The varying terrain offers rolling hills with timbered draws and creek bottoms along Turkey Creek. The blackjack timber is a mix of larger hardwoods and vast cedar thickets that help create a natural habitat for wildlife bedding and food sources. There is a small pond next to the home site which is on a water well. The seller built a quaint shophouse, simple and low maintenance. Along with two other small cabins set up for housing guests or additional hunters. This farm exceeds the 80-acre minimum to qualify for a non-resident landowner tag, so you can avoid the draw. It is an ideal starter farm or a great addition to other farms. There is an internal trail system originally created for trail riding for horses

and hiking. But also allows easy access throughout the farm to stands or blinds. The rock bluffs overlook Turkey Creek and the hardwood bottoms for excellent vantage points during the rut. This farm sits within a 2-mile by 2-mile section with no crossroads and little pressure.

Hunting pressure on this farm has been minimal and it is in a region with quality deer management practices in place. The diverse mix of the property offers great potential for quality deer, as well as other game. A second wildlife pond adds great habitat value and water for livestock. There are also multiple small, wet weather creeks laced throughout the farm. The mineral rights on the property will transfer and are 100% intact. Easy access just outside of Chautauqua coupled with the small cabin and bunkhouses allows for growing into a successful hunting farm for both deer and turkey.



PROPERTY FEATURES

PRICE: **\$560,000** | COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **138**

- 138 +/- acres of native pasture with ample timber
- 3 cabins make for hunting group base camp
- Improve an off-grid home with well water as primary source
- Small pasture for grazing few livestock
- Multiple ponds
- Turkey Creek runs through property
- Access off the edge of Chautauqua at dead-end road
- Varying elevations
- Timber with rock outcroppings
- Good mix of grass
- Timber for quality hunting
- Managed hunting pressure over the last couple years, primarily bow only
- Adjoins farms that are strongly managed for quality deer herd improvement
- Multiple great food plots and feeder locations to create pocket setups
- 10 min Sedan, KS; 2 hrs to Wichita; 40 min to Bartlesville, OK; 1.5 hr to Tulsa, OK



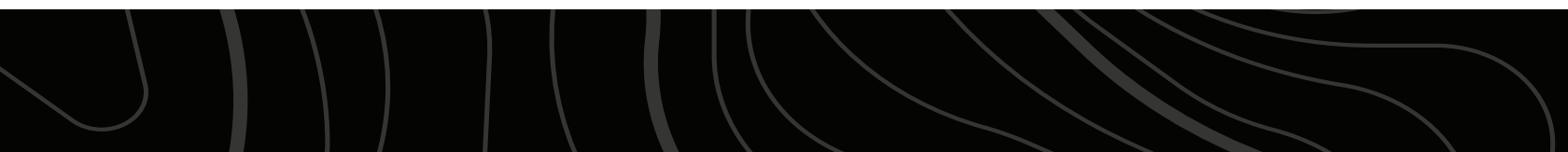
NATIVE PASTURE WITH AMPLE TIMBER

Here lies the perfect base camp property for a group of hunters with 3 small buildings converted into cabins and bunkhouses. The farm consists of native grass, oak timber, and cedar thickets tucked into the Chautauqua hill country.



TIMBER FOR QUALITY HUNTING

The blackjack timber is a mix of larger hardwoods and vast cedar thickets that help create a natural habitat for wildlife bedding and food sources.



TURKEY CREEK RUNS THROUGH PROPERTY

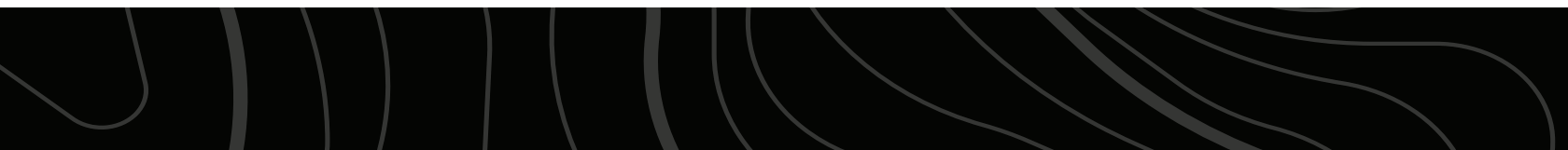


MULTIPLE PONDS



TRAIL SYSTEM

There is an internal trail system originally created for trail riding for horses and hiking. But also allows easy access throughout the farm to stands or blinds.



3 CABINS FOR HUNTING BASE CAMP

The home site is on a water well. The seller built a quaint shophouse, simple and low maintenance. Along with two other small cabins set up for housing guests or additional hunters.



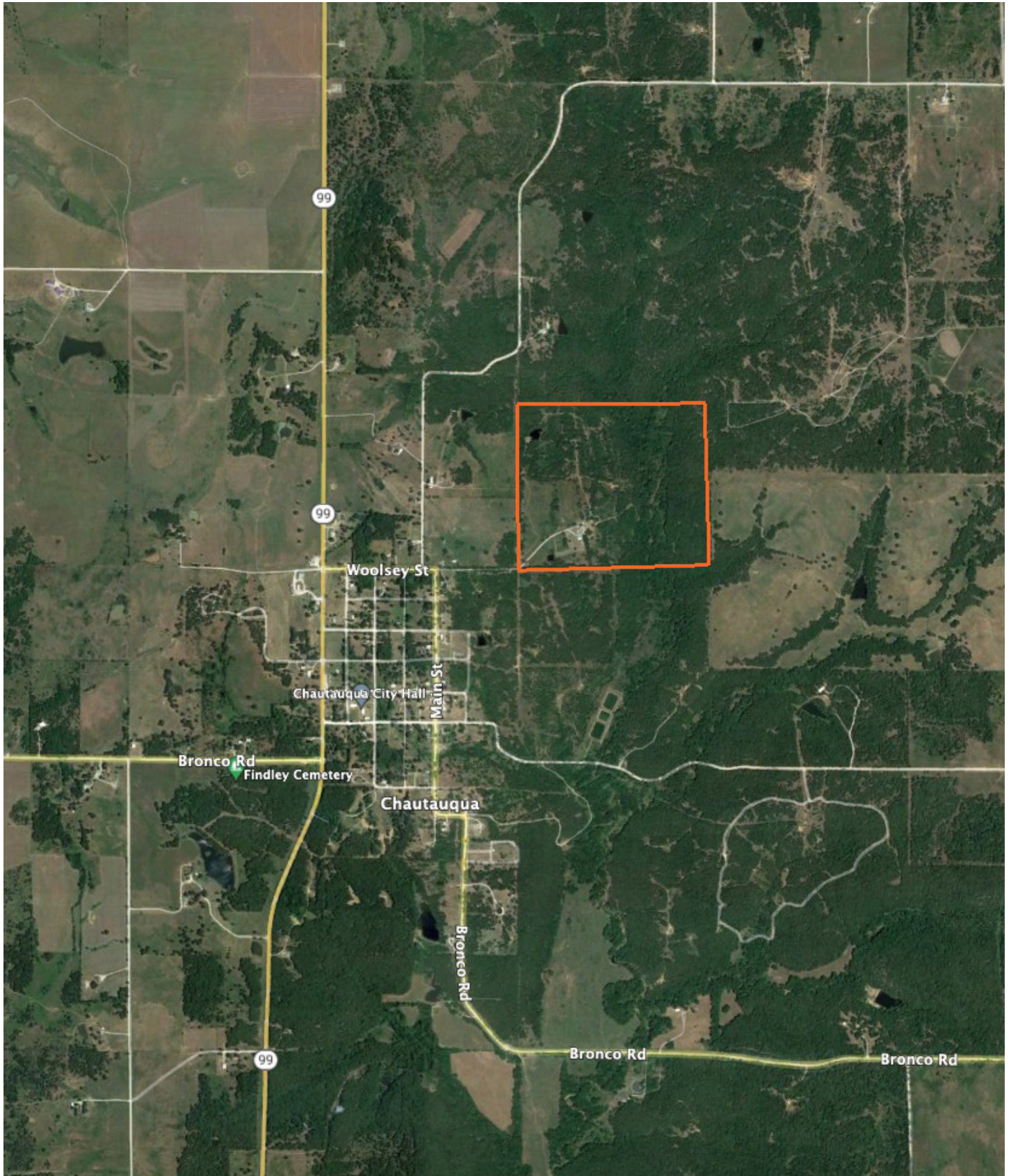
ADDITIONAL CABIN PHOTOS



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
620.870.1982
ZedGoodwin@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.