

MIDWEST LAND GROUP PRESENTS

398.5 ACRES IN

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# CHAUTAUQUA COUNTY KANSAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME KANSAS HUNTING FARM IN CHAUTAUQUA COUNTY

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This 398.5 +/- acre property is in Chautauqua County, Kansas just west of Elk City, Kansas. This farm is jam-packed with diversity with everything from big timber-lined creek bottoms, multiple ponds, 50 +/- feet of elevation change throughout the farm, multiple pockets and pinch points, and plenty of hardwoods. This property also includes a 2 bed 1 bath home/hunting cabin that has been redone on the interior for a great place to stay while hunting. When on the farm you will notice a trail system that allows you to stay on the farm and travel to all sides without getting on a public road. The access is great all the way around and with the house on the east side of the farm, you have a great advantage with wind. Walking the property there were

multiple scrapes and rubs everywhere you looked, as well as trails. The whitetail population in the area is phenomenal, as well as the genetic makeup. One of the big benefits to the farm is how it hunts differently from the north to the south side. The north side of the farm has big creek bottoms and great hardwood timber but also has an open grass field on the top side. The south side of the farm has great ridges to hunt as well as Salt Creek that winds through it. The terrain lends well to growing and holding big mature whitetail. There are multiple food plots as well as two Redneck blinds and two 2,000-pound automatic feeders that will stay with the property. If you are interested in viewing the farm or for more details, please contact Ben Jacks today!



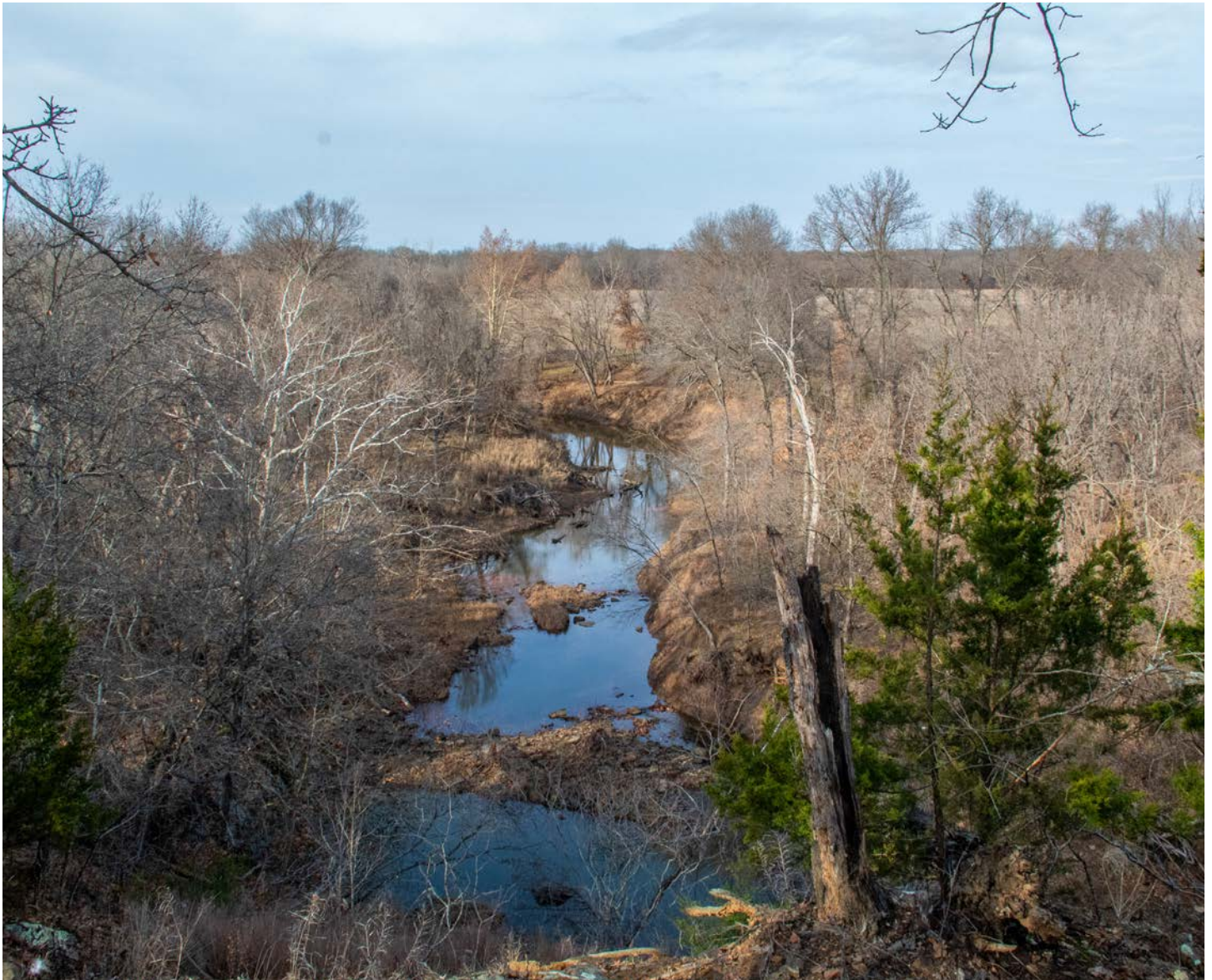


# PROPERTY FEATURES

PRICE: **\$1,595,000** | COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **398.5**

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- 398.5 +/- acres
- 2 bed 1 bath home
- Multiple outbuildings
- Salt Creek
- Multiple ponds
- Giant hardwoods lining the creeks
- Established trail system throughout
- Timbered draws, thickets, and warm-season grasses
- 50 +/- feet of elevation change
- Whitetail deer, turkey, quail, and waterfowl hunting
- Kansas Deer Management Unit 12
- Well-maintained, year-round gravel roads
- Mineral rights intact and transfer
- 2024 taxes: \$2,725
- 8 miles from Elk City, KS
- 75 miles from Wichita, KS
- 75 miles from Tulsa, OK





# 2 BED 1 BATH HOME

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This property also includes a 2 bed 1 bath home/hunting cabin that has been redone on the interior for a great place to stay while hunting.





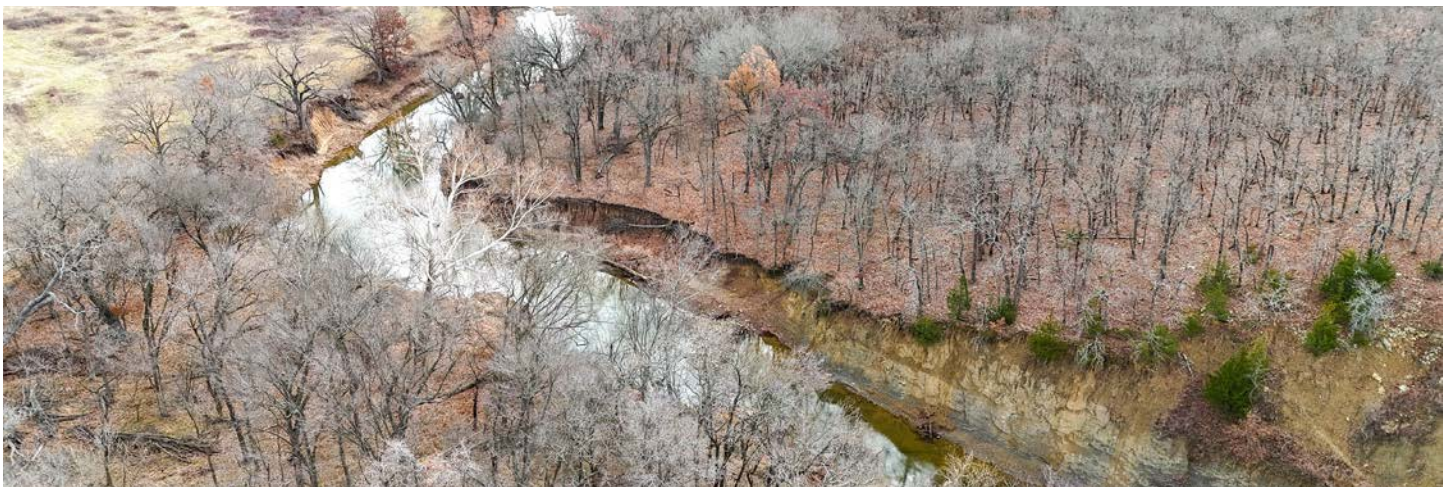
## MULTIPLE OUTBUILDINGS

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## SALT CREEK AND MULTIPLE PONDS

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# HUNTING OPPORTUNITIES

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Walking the property there were multiple scrapes and rubs everywhere you looked, as well as trails. The whitetail population in the area is phenomenal, as well as the genetic makeup. The terrain lends well to growing and holding big mature whitetail. There are multiple food plots as well as two Redneck blinds and two 2,000-pound automatic feeders that will stay with the property.





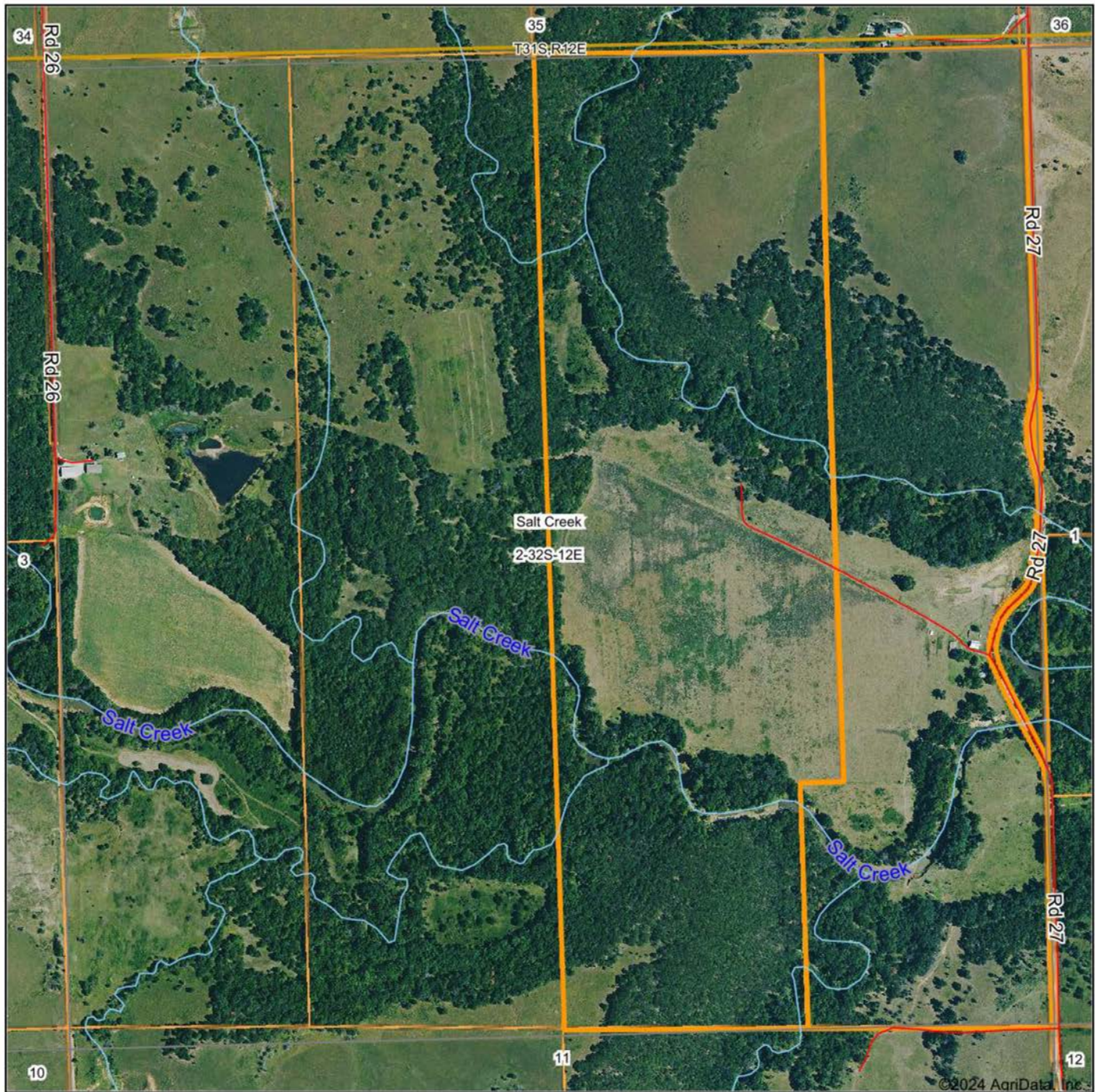
# ADDITIONAL PHOTOS

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# AERIAL MAP



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Maps Provided By:



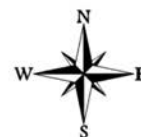
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Boundary Center: 37° 17' 33.67, -96° 3' 34.53

0ft 835ft 1671ft

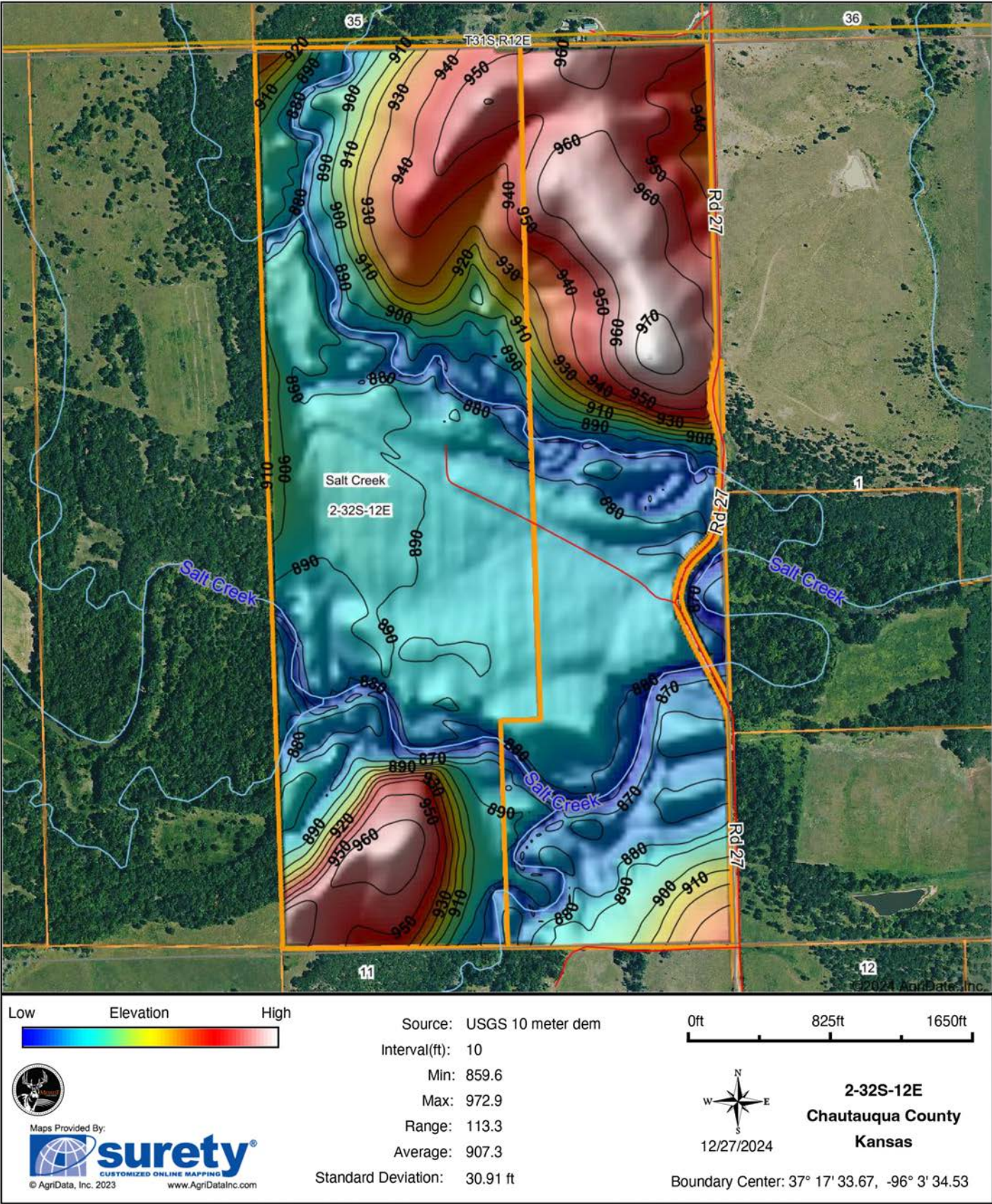
**2-32S-12E**  
**Chautauqua County**  
**Kansas**



12/27/2024

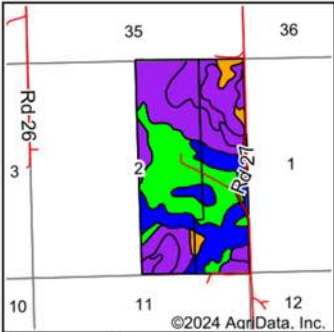
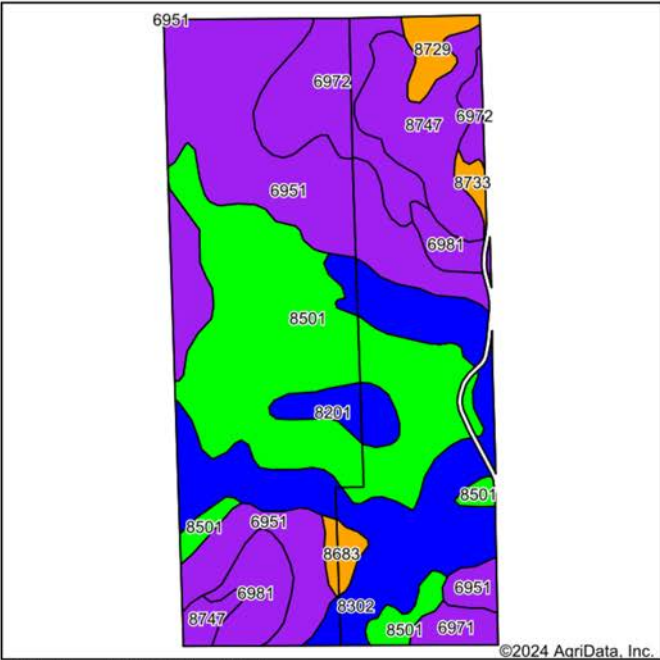


# HILLSHADE MAP





# SOILS MAP



State: **Kansas**  
County: **Chautauqua**  
Location: **2-32S-12E**  
Township: **Salt Creek**  
Acres: **317.49**  
Date: **12/27/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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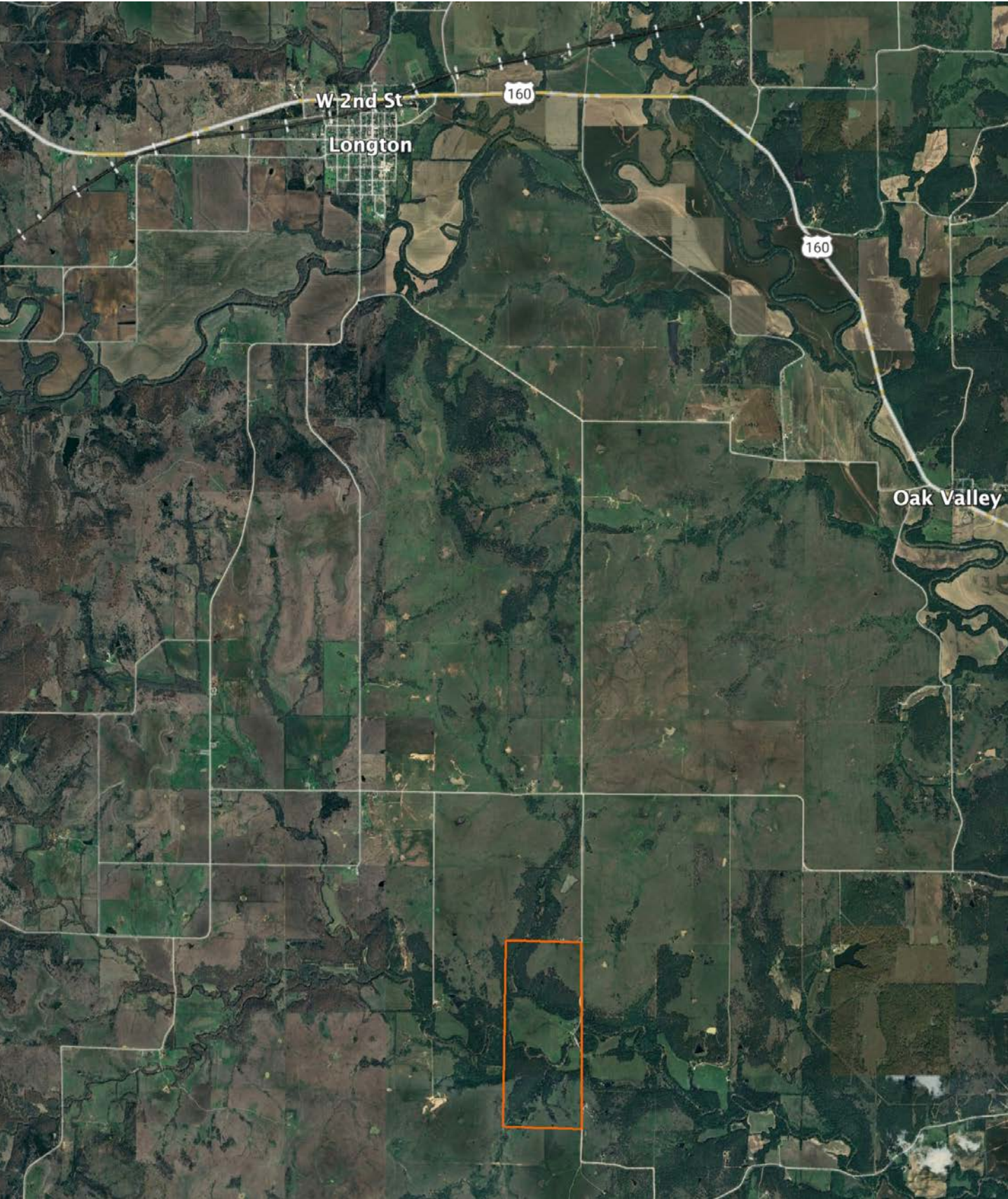
Soils data provided by USDA and NRCS.

Area Symbol: KS019, Soil Area Version: 21 Area Symbol: KS049, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	88.96	28.0%		> 6.5ft.	lw	8250	78	77	68	71	62
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	80.14	25.2%		2.3ft. (Paralithic bedrock)	Vle	3640	36	35	30	28	10
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	57.47	18.1%		> 6.5ft.	llw	7758	82	82	63	75	55
6972	Steedman stony loam, 5 to 20 percent slopes	27.28	8.6%		2.7ft. (Paralithic bedrock)	Vle	3815	34	28	34	27	18
8747	Eram-Collinsville complex, 1 to 5 percent slopes	25.40	8.0%		2.6ft. (Paralithic bedrock)	Vle	3735	38	38	38	32	15
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	14.50	4.6%		2.5ft. (Paralithic bedrock)	Vle	3180	41	40	39	31	14
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	7.83	2.5%		> 6.5ft.	llw	7282	47	44	46	42	35
8729	Eram silt loam, 1 to 3 percent slopes	5.64	1.8%		2.6ft. (Paralithic bedrock)	Ille	4100	58	58	44	43	41
6971	Steedman stony clay loam, 8 to 20 percent slopes	4.83	1.5%		2.5ft. (Paralithic bedrock)	Vle	4750	40	40	37	34	14
8683	Dennis silt loam, 3 to 7 percent slopes	3.54	1.1%		> 6.5ft.	Ille	5048	76	76	60	65	66
8733	Eram silty clay loam, 1 to 3 percent slopes	1.90	0.6%		2.6ft. (Paralithic bedrock)	Ille	4100	54	54	40	39	34
Weighted Average						3.67	5812.1	*n 57.6	*n 56.4	*n 49.2	*n 50.1	*n 36

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Ben Jacks has been an avid outdoorsman since he was a boy. His dad would take him and his brother out to hunt and fish every chance he got. Between that and years of bow hunting, Ben learned the process of managing hunting properties. He loves to assess a property and find the potential in a piece of land that someone else might not have seen. Ben was born on a military base in North Carolina and raised in northeast Oklahoma. While in school, he worked on a ranch, where he grew a great respect for farmers and ranchers. He moved to Kansas for college and to continue his baseball career. He went to Neosho County Community College and graduated from Emporia State University, having played baseball at each.

After helping a friend acquire a piece of property, he caught the land real estate bug and hasn't looked back once since. Driven by his passion to help people, Ben offers clients a hard-working, trustworthy, and dedicated agent who will help them throughout the entire process. When he's not working or spending time with family, you can find him out in the woods hunting, fishing, managing hunting properties, or golfing. He's a member of Ducks Unlimited, QDMA, and the First Baptist Church in Chanute, Kansas, where he resides with his son Gunner and two large, active dogs. Contact Ben today to experience the Midwest Land Group difference!



**BEN JACKS,** LAND AGENT  
**620.605.3175**  
BJacks@MidwestLandGroup.com



## MidwestLandGroup.com

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