

MIDWEST LAND GROUP PRESENTS



# CHAUTAUQUA COUNTY, KS

485 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCEPTIONAL 485 +/- ACRE PROPERTY IN CHAUTAUQUA COUNTY, KANSAS

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Located in Chautauqua County, Kansas, just outside of Sedan, this property is nothing short of a paradise. The diverse habitats and well-managed land have created ideal conditions for a thriving deer population. Towering oaks and hickories provide a bounty of acorns in the fall, drawing whitetail deer from miles around. Fields of native grasses and brush offer cover and bedding areas, while the ponds and creek bottoms supply a reliable water source.

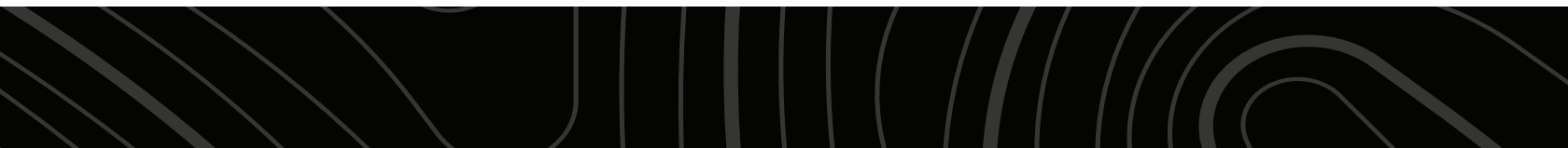
The land has been carefully managed with wildlife in mind. Multiple established food plots, hunting blinds, and tree stands are strategically placed to maximize success while minimizing disturbance. Whether you are a seasoned hunter seeking trophy bucks or a newcomer looking to experience the thrill of the chase, these woods promise memorable hunts year after year.

While the property is renowned for its deer hunting, it also supports healthy populations of turkey, and I jumped multiple coveys of quail while driving the farm. The ponds attract waterfowl during migration, providing ample opportunity for duck and goose hunting when the seasons allow.

Beyond hunting and recreation, the land presents many other possibilities. Open meadows and cleared fields could be used for hay production, grazing livestock, or planting additional food plots to further enhance the wildlife habitat. The mature timber stands add significant value, both as a natural resource and as a scenic backdrop.

There is ample space to build your cabin, hunting lodge, or even a primary residence. Power and utilities are available at the road, making development straightforward.

Large tracts of land are becoming increasingly rare, especially those that combine water, hunting, and development potential. As a long-term investment, this property offers security and appreciation, with tangible value that can be enjoyed in the present. Whether held for future development, managed as a hunting preserve, or cherished as a family legacy, its versatility is a true asset. Give Ben a call today for more information or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$1,746,000** | COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **485**

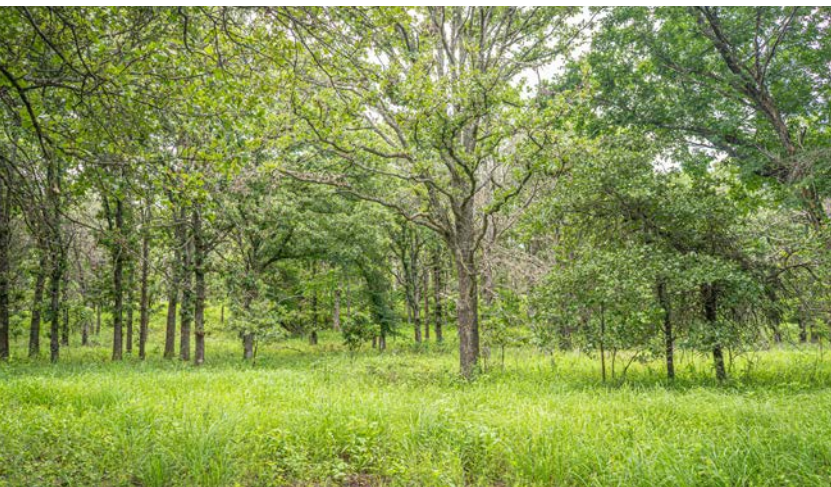
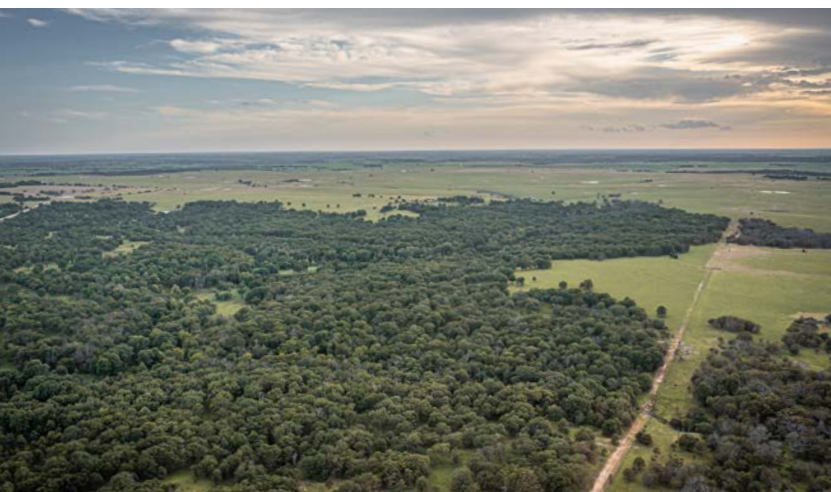
- Mature oak and hickory stands, cedar thickets, native grasses, and a seasonal creek
- Good county road frontage and established trails throughout the property
- Abundant deer sign
- Water sources
- Edge habitat
- Multiple tower blinds
- Multiple feeders
- Limited hunting pressure
- Turkeys
- Quail
- Established internal roads
- Fencing along boundaries
- 2 hours from Wichita, KS
- 1 hour from Bartlesville, OK
- 3 hours from Tulsa, OK





485 +/- ACRES

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# SEASONAL CREEK & PONDS

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Fields of native grasses and brush offer cover and bedding areas, while the ponds and creek bottoms supply a reliable water source.

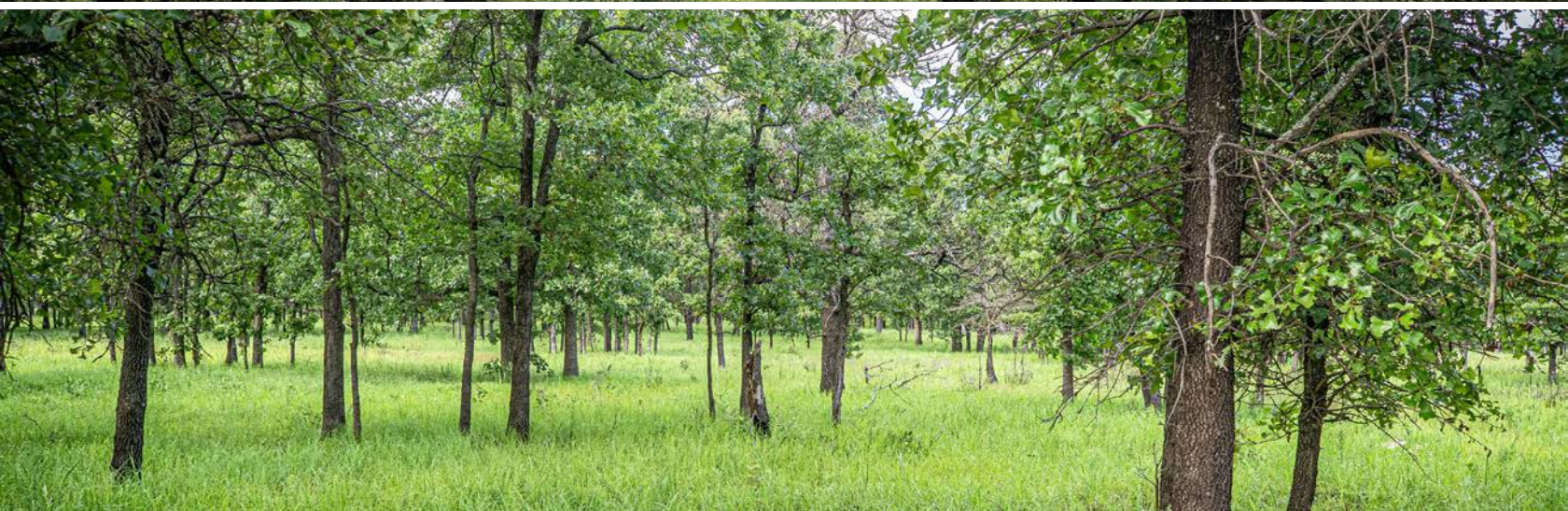




# MATURE TIMBER STAND & TRAILS

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Towering oaks and hickories provide a bounty of acorns in the fall, drawing whitetail deer from miles around.





# FENCING ALONG BOUNDARIES

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# MULTIPLE TOWER BLINDS

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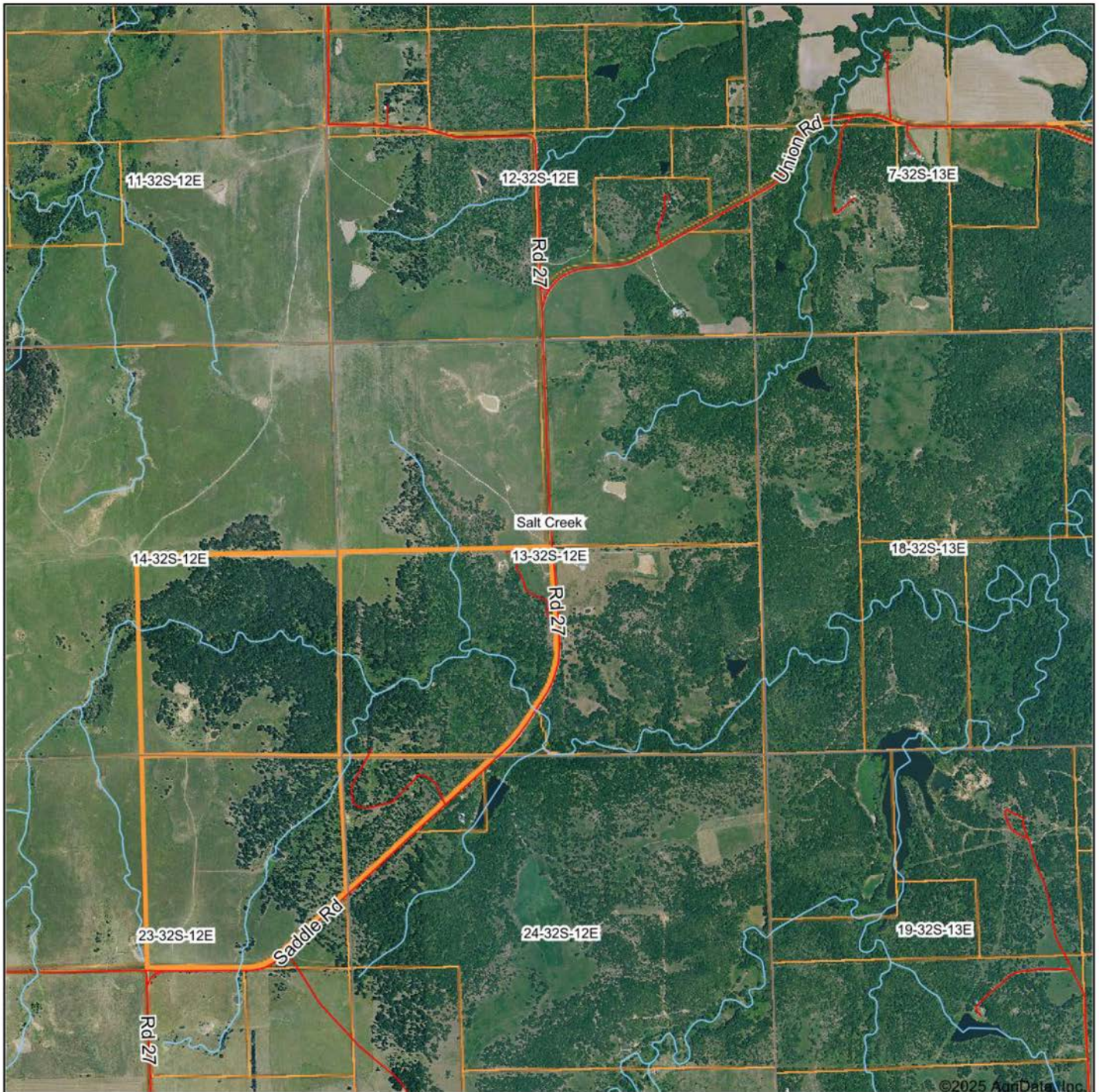
# TRAIL CAM & HARVEST HISTORY

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# AERIAL MAP



Boundary Center: 37° 15' 23.68, -96° 3' 17.94

0ft 1966ft 3932ft



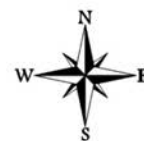
Maps Provided By:



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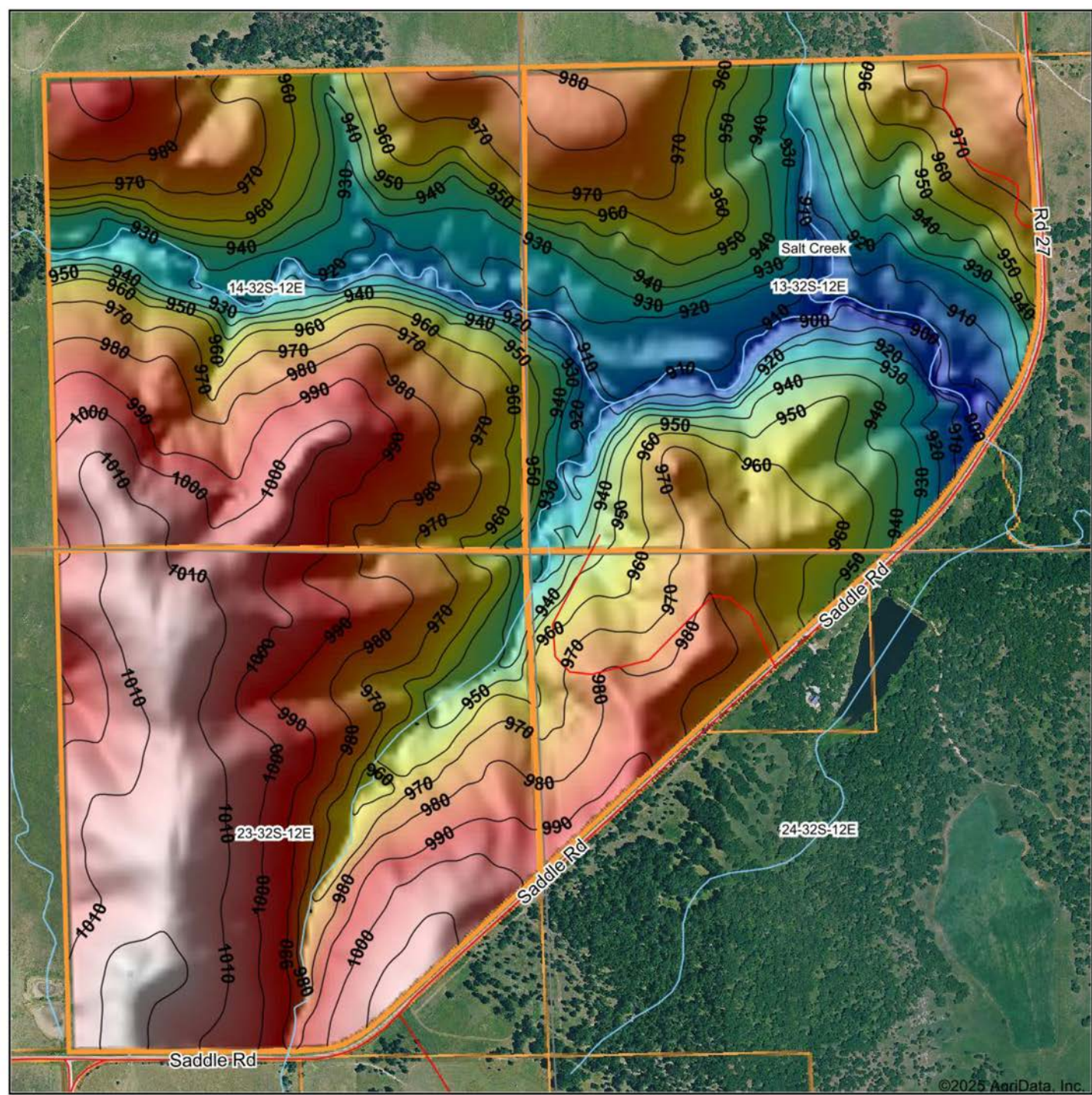
**13-32S-12E**  
**Chautauqua County**  
**Kansas**



6/30/2025



# HILLSHADE MAP



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 894.2  
Max: 1,026.4  
Range: 132.2  
Average: 969.1  
Standard Deviation: 30.91 ft

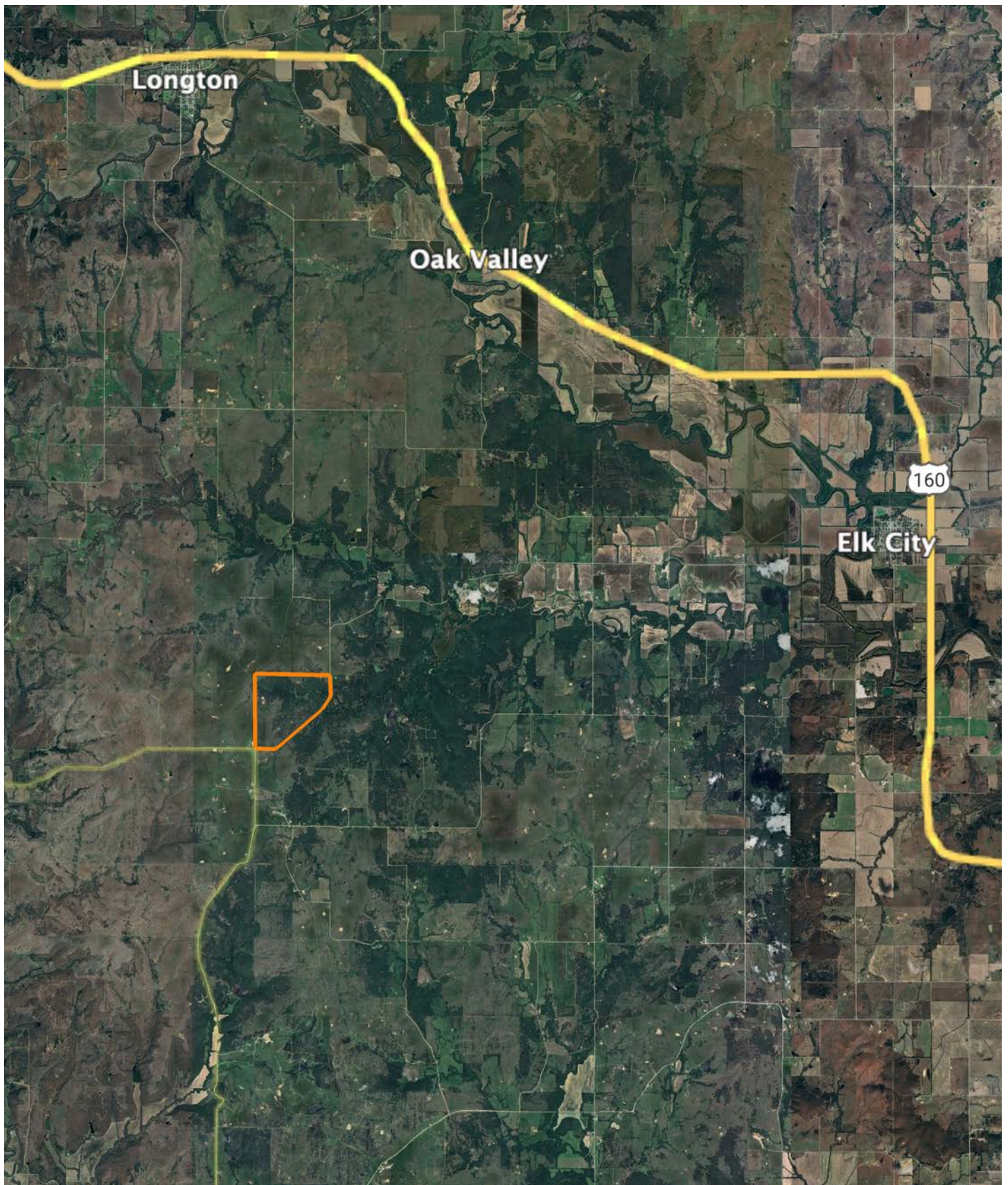


**13-32S-12E**  
**Chautauqua County**  
**Kansas**

Boundary Center: 37° 15' 23.68, -96° 3' 17.94



# 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  
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## MidwestLandGroup.com

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