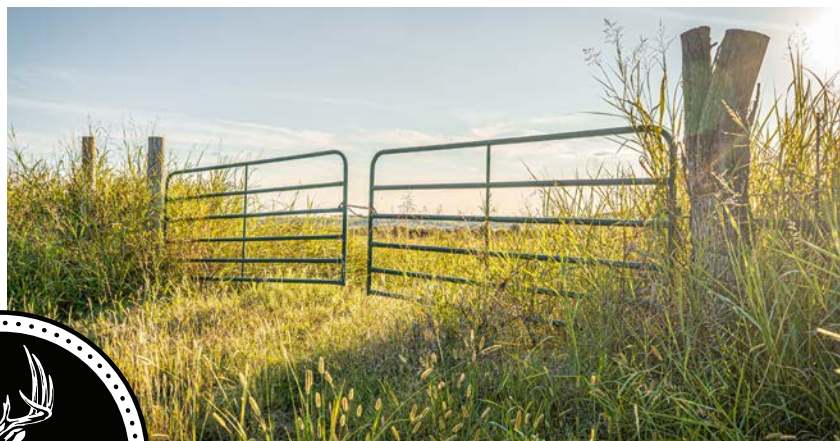


MIDWEST LAND GROUP PRESENTS

60 ACRES
CHAUTAUQUA COUNTY, KS

488 ROAD 25, PERU, KANSAS, 67360



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

60 ACRES WITH CABIN AND MULTIPLE USES

Welcome to this multi-use 60-acre tract in Southeast Kansas! Located at 488 Road 25, Peru, this property features a 2-bed, 1-bath metal cabin, two ponds, rolling topography, hardwood timber, and 11 +/- acres of pasture. Sellers have owned this for over 15 years and have used it for family gatherings, hunting, camping, and weekend getaways.

Pulling up to the cabin features a nice drive and a serene pond sitting out front of the cabin. A trail system runs throughout the property for easy ATV or foot access, connecting you to multiple locations to deer hunt and areas with food plot potential — making this a slick

recreational property for chasing Kansas whitetails.

The 576 square foot cabin comes fully equipped with rural water, electricity, propane, and a newer septic system. A 30'x40' metal shop with electric and wood stove offers ample space for storing equipment, setting up a workshop, or staging your next hunt.

Just 2 miles south of Highway 166 and under 1.5 hours from Tulsa, this place offers seclusion, accessibility, and endless outdoor possibilities. Call listing agent Paul Smith at (918) 397-2737 for more details. This property is shown by appointment only.



PROPERTY FEATURES

PRICE: **\$295,000** | COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **60**

- 60 +/- acres of diverse terrain
- 2-bedroom, 1-bathroom metal cabin built in 2002
- 30'x40' shop with power and wood-burning stove
- 2 ponds, one located just in front of the cabin, perfect for peaceful views or fishing
- Trail system throughout property
- Multiple deer stand locations and food plot potential
- Full utilities in place
- Convenient yet secluded location
- Minerals to convey with the property
- 1.5 hours from Tulsa, Oklahoma
- 35 miles from Bartlesville, Oklahoma
- Under 2 hours from Wichita, Kansas



60 +/- ACRES DIVERSE TERRAIN



2 BEDROOM CABIN



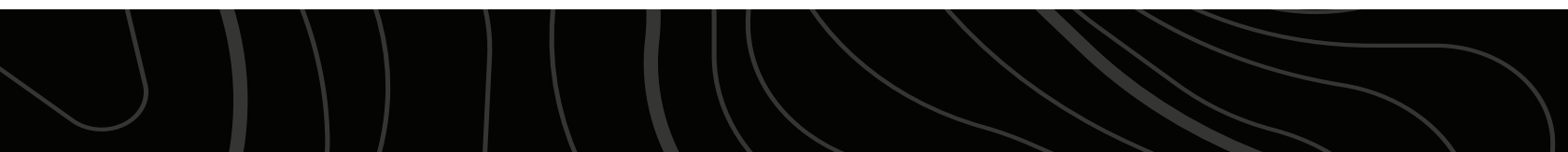
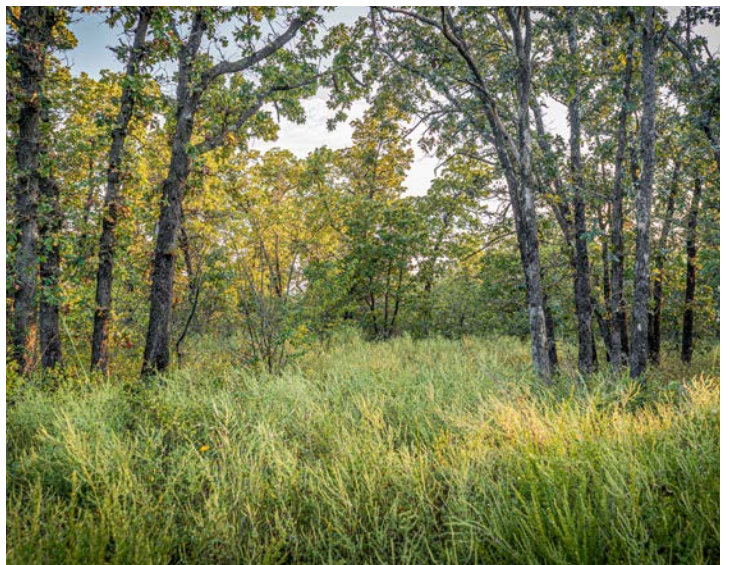
30' X 40' SHOP



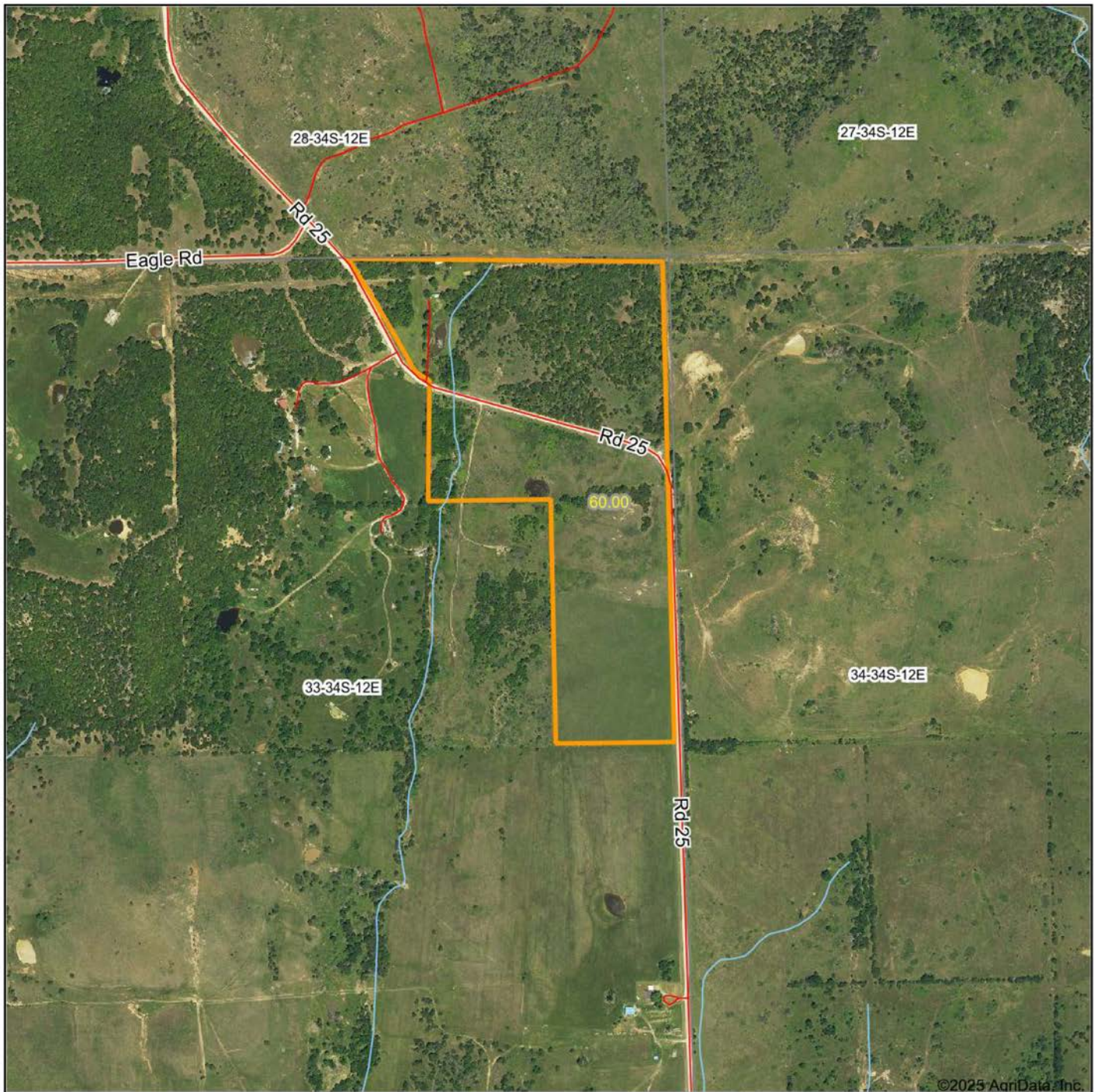
TWO PONDS



TRAIL SYSTEM



AERIAL MAP



Boundary Center: 37° 3' 0.97, -96° 5' 39.19

0ft 834ft 1667ft



Maps Provided By:



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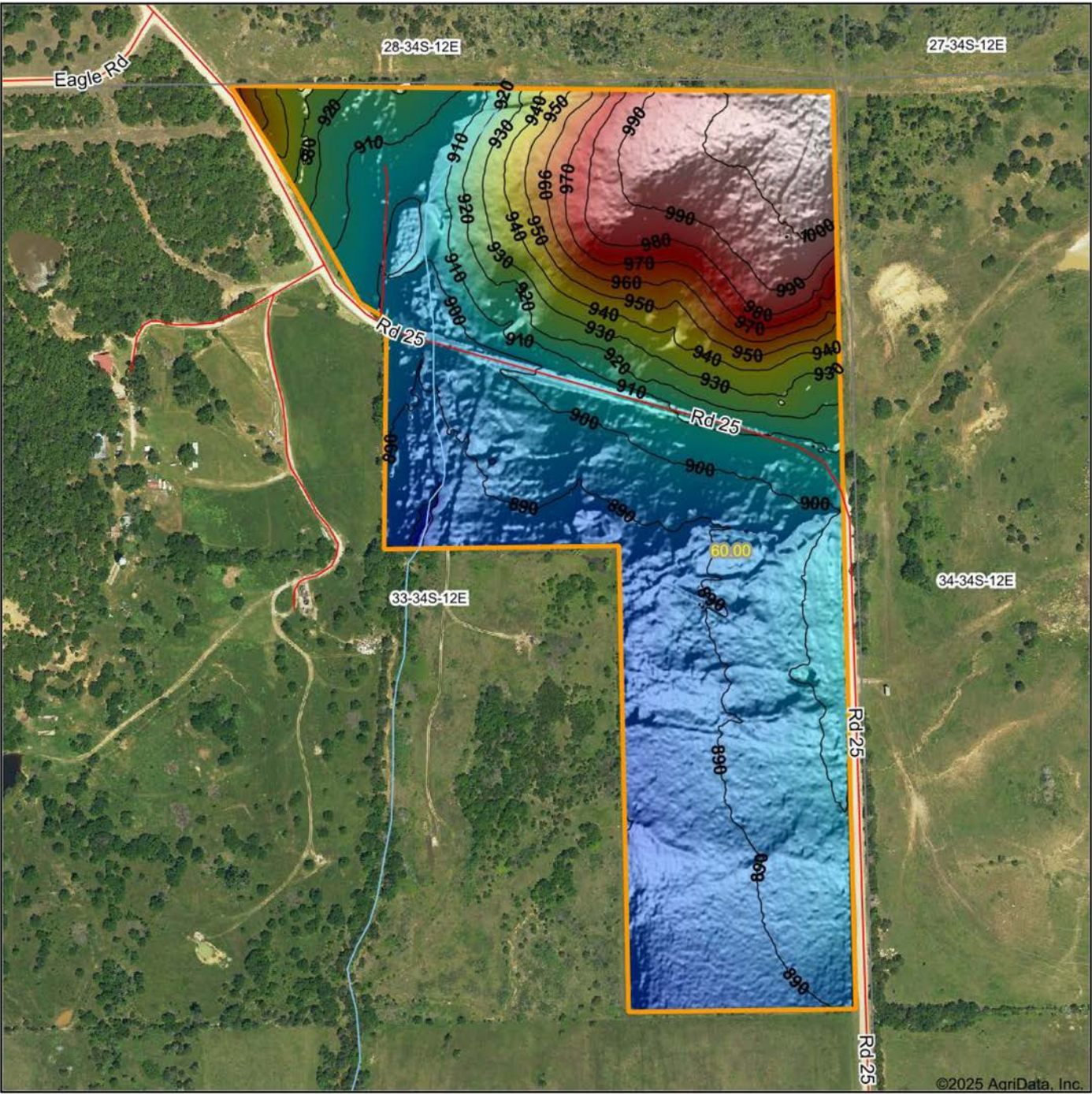
www.AgriDataInc.com

33-34S-12E
Chautauqua County
Kansas



9/23/2025

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 871.7
Max: 1,009.2
Range: 137.5
Average: 918.3
Standard Deviation: 37.3 ft

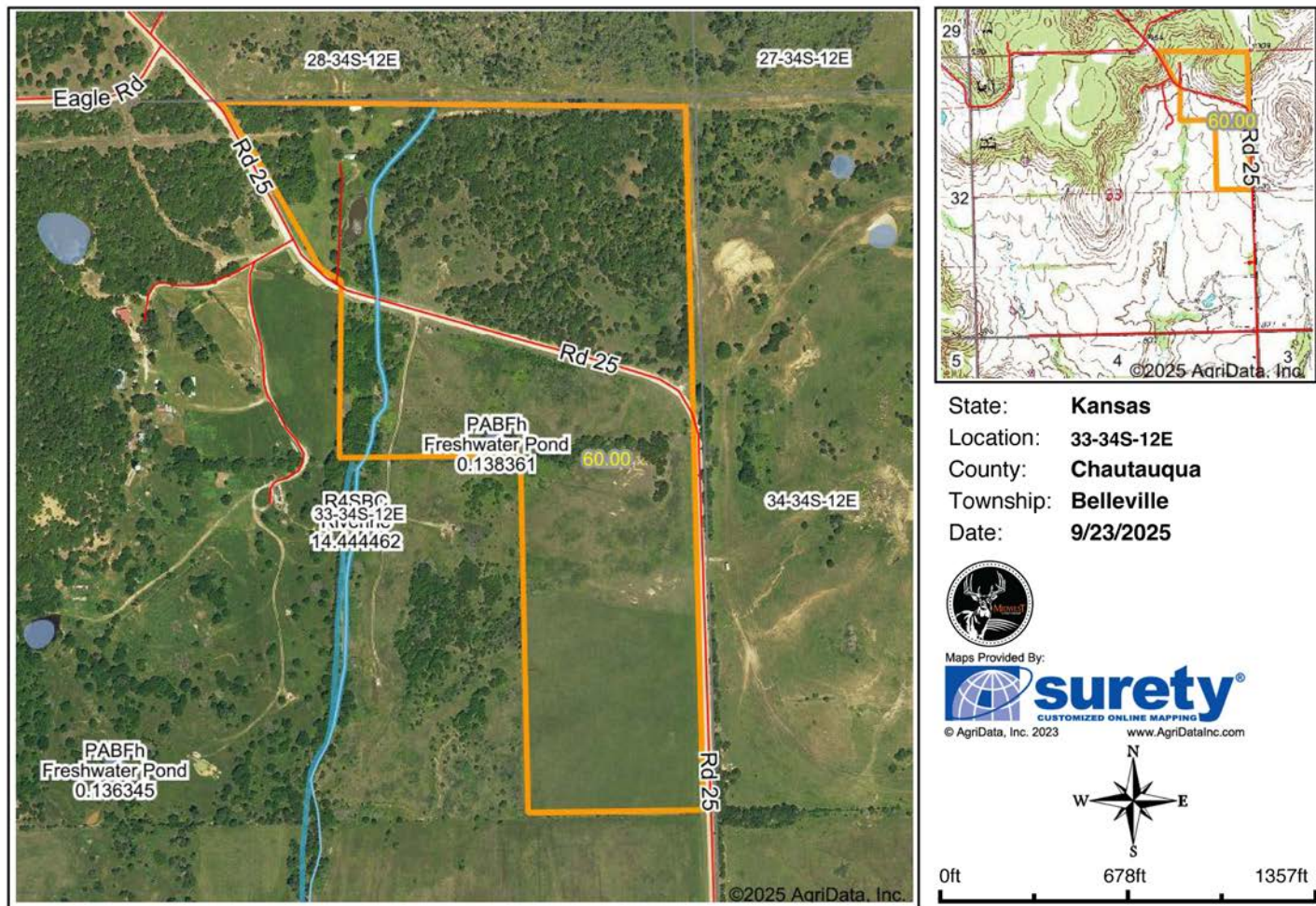


9/23/2025

33-34S-12E
Chautauqua County
Kansas

Boundary Center: 37° 3' 0.97, -96° 5' 39.19

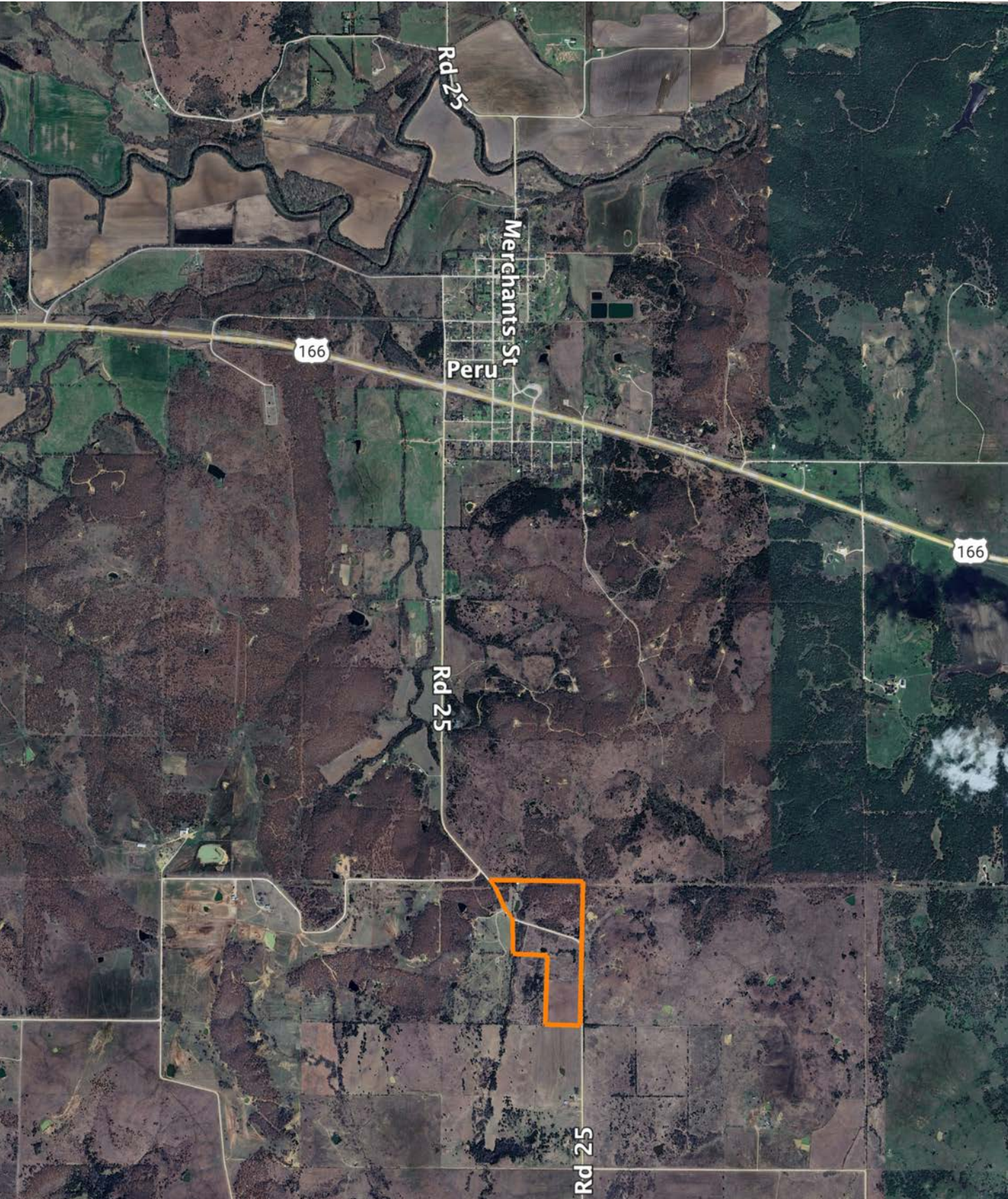
WETLANDS MAP



Classification Code	Type	Acres
R4SBC	Riverine	0.63
PABFh	Freshwater Pond	0.14
Total Acres		0.77

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com



MidwestLandGroup.com

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