

MIDWEST LAND GROUP PRESENTS

172 ACRES

CHAUTAUQUA COUNTY, KS

BRONCO ROAD, SEDAN, KANSAS, 67361



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

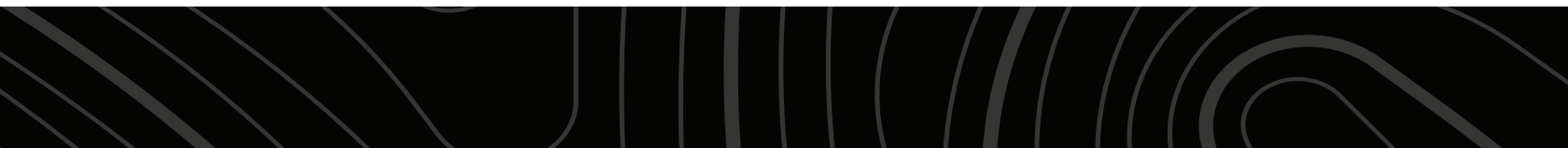
BIG BUCK FACTORY IN SOUTHERN CHAUTAUQUA COUNTY

Nestled in the heart of southern Chautauqua County, this 172 +/- acre tract is a proven big buck factory. If you've been searching for a premier hunting property in southern Kansas, look no further.

Accessed conveniently off Bronco Road, the property immediately impresses with its combination of mature oaks, cedar cover, and an established trail system throughout, all designed with the serious whitetail hunter in mind. This ground also borders 500 +/- acres of core land along cedar creek creating even more hunting and fishing opportunities.

Two established food plots, one approximately 4 acres and another 2.5 acres, help attract and hold whitetails year-round. With ideal habitat diversity, strategic layout, and excellent access, this property offers a rare opportunity to own a turnkey hunting tract in one of Kansas's most sought-after whitetail regions.

Properties of this caliber rarely hit the market. Call (918) 578-9353 today for more information or to schedule your private showing.



PROPERTY FEATURES

COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **172**

- 172 +/- acres
- Fully fenced
- 1 pond
- Multiple food plots
- Borders 500 +/- acres of Core Land
- Large whitetail population
- Quail
- Established trail system
- Fiber internet
- 10 minutes from Sedan
- 25 minutes to Pawhuska



TWO ESTABLISHED FOOD PLOTS

Two established food plots, one approximately 4 acres and another 2.5 acres, help attract and hold whitetails year-round.



2 SIDES ROAD FRONTAGE



ESTABLISHED TRAIL SYSTEM



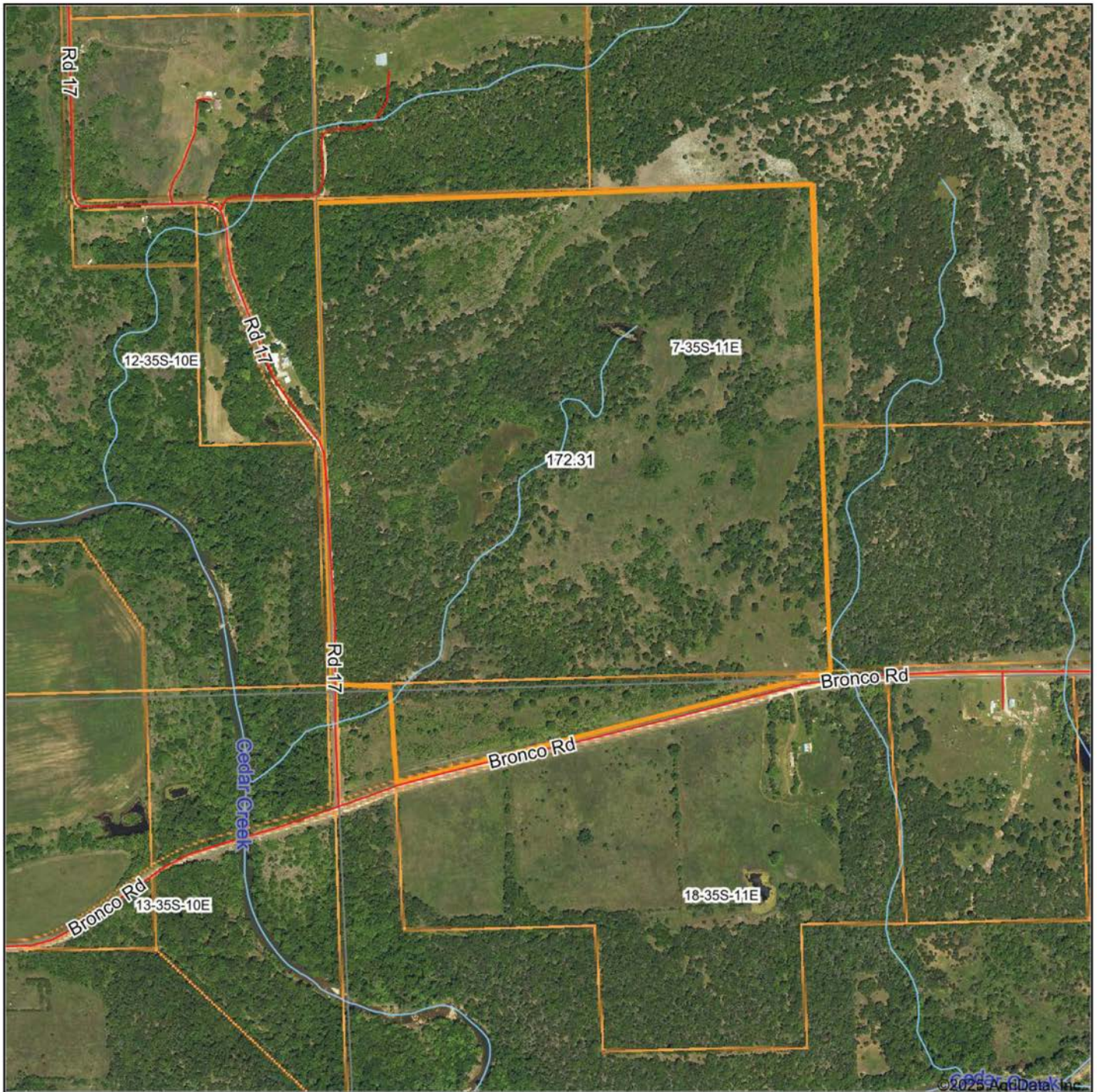
YEAR-ROUND POND



HARVEST PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 37° 0' 52.3, -96° 14' 58.04

7-35S-11E
Chautauqua County
Kansas

0ft 829ft 1658ft



10/9/2025

TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 769.8
Max: 958.4
Range: 188.6
Average: 851.8
Standard Deviation: 44.23 ft

0ft 540ft 1079ft

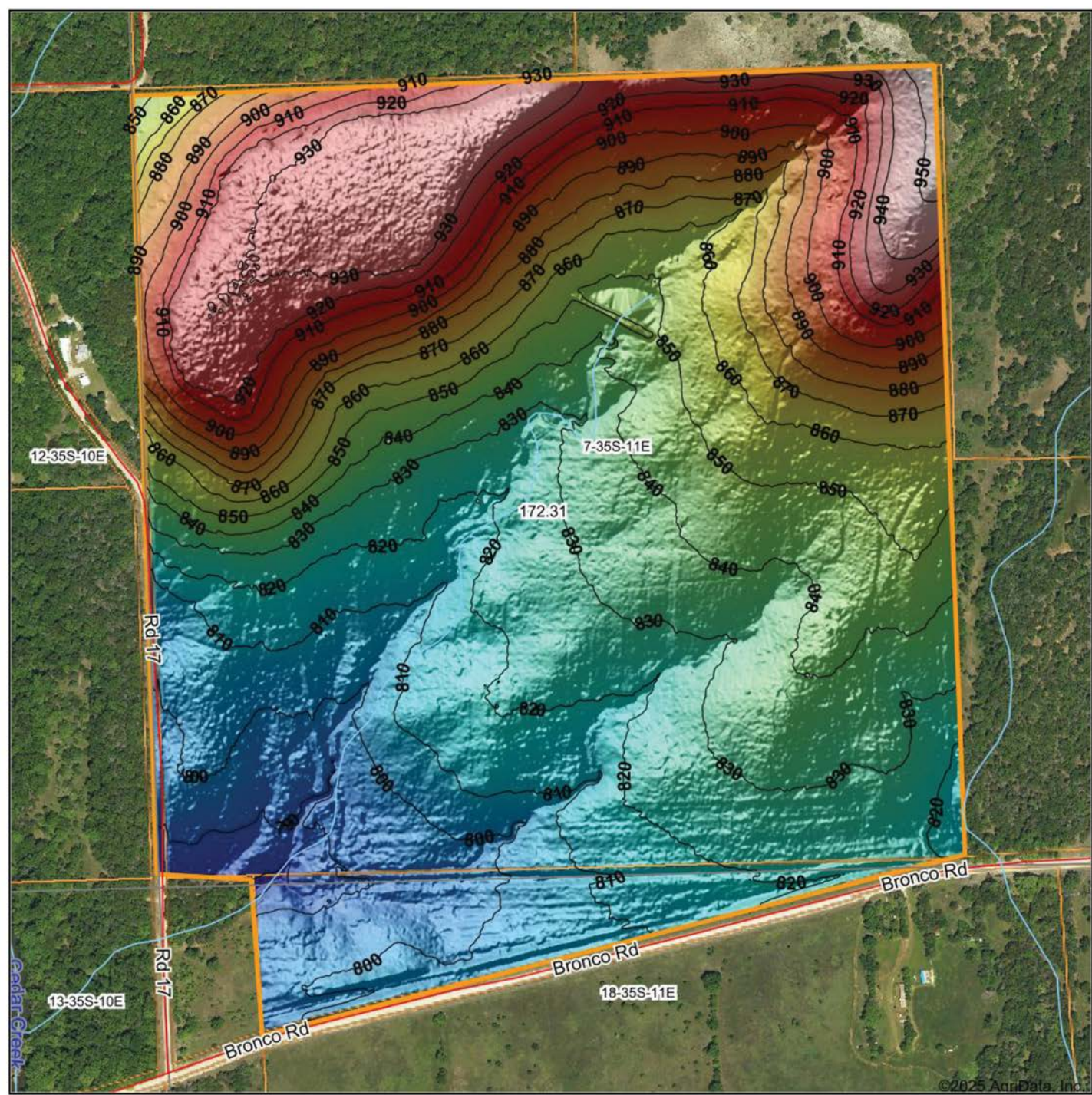


10/9/2025

7-35S-11E
Chautauqua County
Kansas

Boundary Center: 37° 0' 52.3, -96° 14' 58.04

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 769.8
Max: 958.4
Range: 188.6
Average: 851.8
Standard Deviation: 44.23 ft

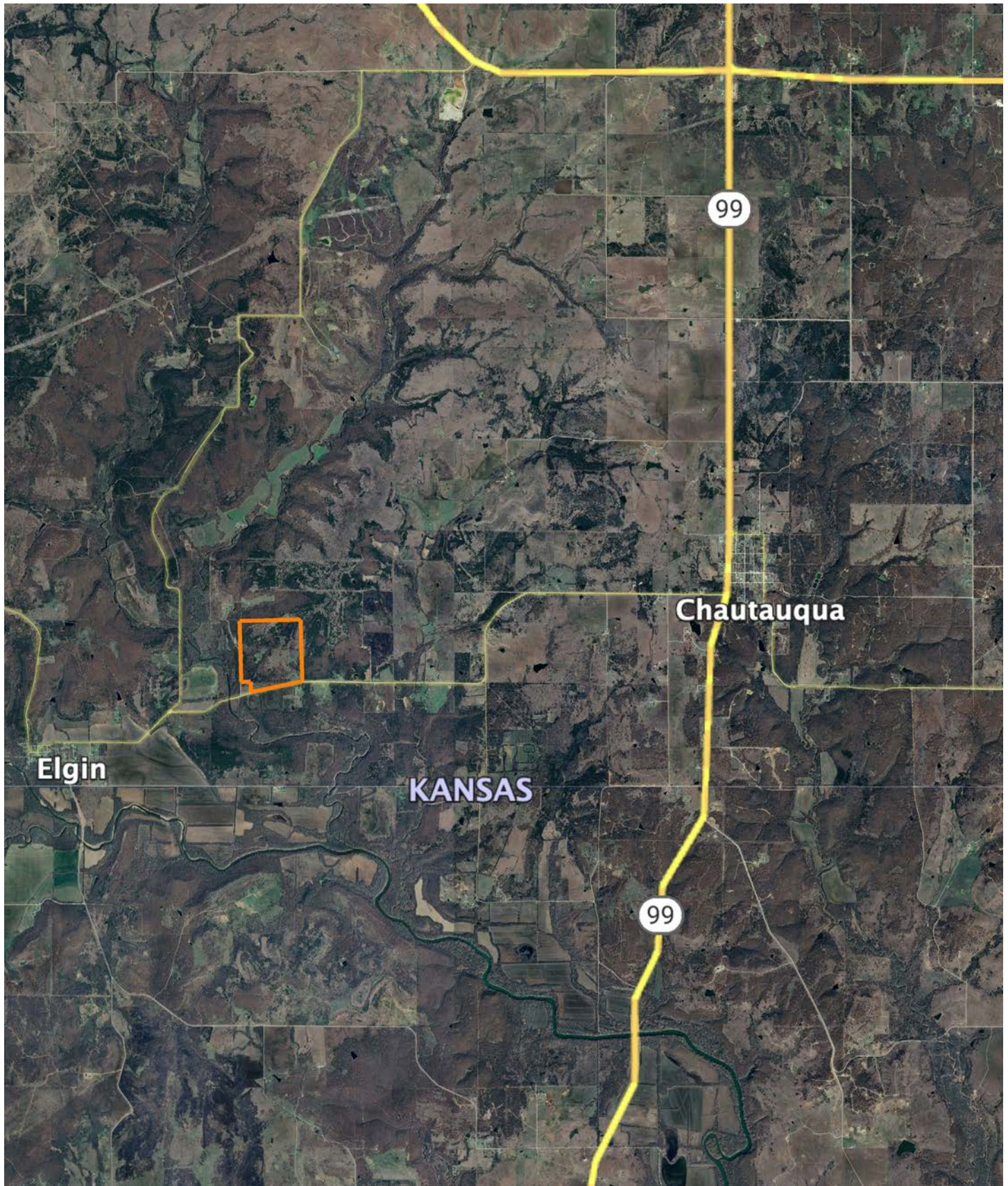


10/9/2025

7-35S-11E
Chautauqua County
Kansas

Boundary Center: 37° 0' 52.3, -96° 14' 58.04

OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He also serves as a coach for his son's basketball and football teams. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
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