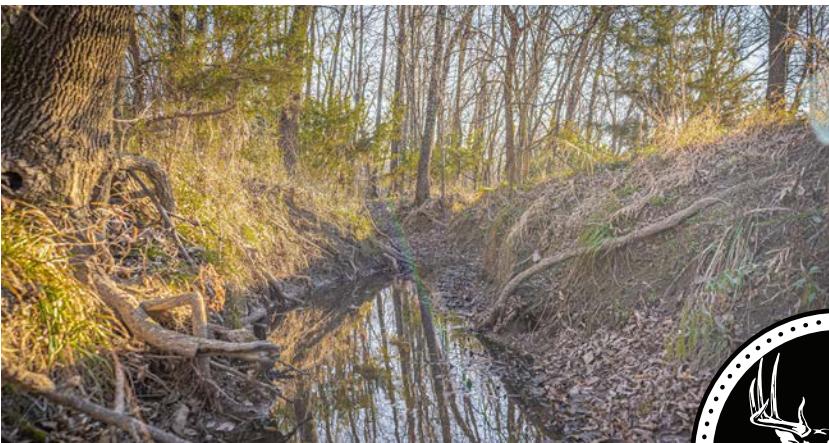


MIDWEST LAND GROUP PRESENTS

123 ACRES

CHAUTAUQUA COUNTY, KS

GALLOP ROAD, HAVANA, KANSAS 67347



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GRASS, TIMBER, & GRAZING ALONG THE LITTLE CANEY RIVER

This 123 +/- acre tract offers an exceptional blend of productive pasture, native habitat, and scenic river frontage - ideal for ranchers, outdoorsmen, or those seeking a future homesite in a highly accessible location. Approximately 75 acres are established in improved grasses, providing quality grazing, while the balance consists of native grasses and mature timber that enhance both livestock value and recreational enjoyment.

The Little Caney River traces the southern boundary of the property, creating a natural water source and attracting abundant wildlife. In addition, two livestock ponds are located on the property, providing reliable water sources and further supporting efficient grazing management. Hardwood timber throughout the tract adds beauty, shade, and excellent hunting opportunities.

Solid perimeter fencing, along with a small corral, makes this property well-suited for continued livestock use from day one. Utilities are conveniently available along both Road 31 and Gallop Road, offering multiple options for a future building site with privacy and scenic views.

Located just 2 miles off Highway 166, the property provides easy access while maintaining a peaceful rural setting, with close proximity to Sedan and Independence, Kansas, as well as Bartlesville, Oklahoma.

The land is currently leased for grazing, and the sale is subject to the existing agricultural lease. An added bonus: 100% of the seller's mineral rights will convey with the property. Whether you're looking to expand an existing operation, invest in quality grass, or build a country retreat, this property is ready to meet your vision.



PROPERTY FEATURES

COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **123**

- 123 +/- acres of mixed grass pasture, native ground, and timber
- Approximately 75 acres of improved grasses
- Balance in native grasses and hardwood timber with recreational value
- Little Caney River along the southern boundary
- Two livestock ponds providing reliable water sources
- Solid fencing and small corral suitable for livestock
- Utilities available along Road 31 and Gallop Road
- Ideal for expanding an operation or building a homesite
- Located 2 miles off Hwy 166
- Convenient access to Sedan & Independence, KS, and Bartlesville, OK
- Currently leased for grazing; sale subject to agricultural lease
- 100% of seller's mineral rights to convey

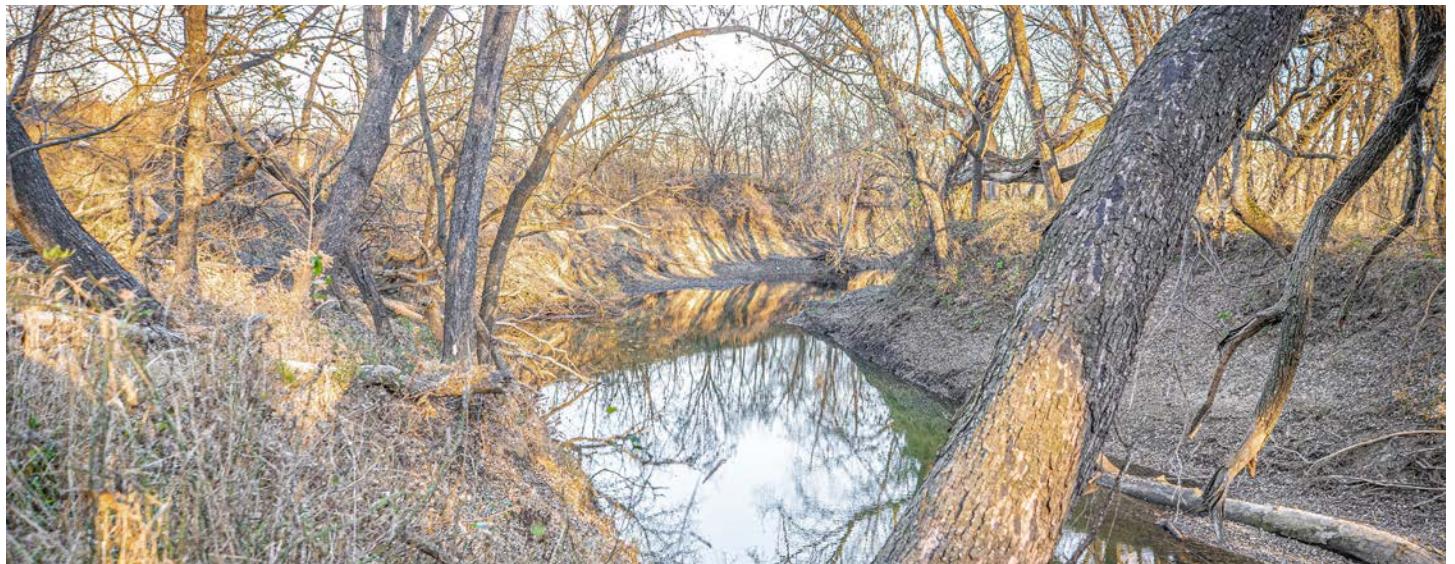


HOMESITE POTENTIAL

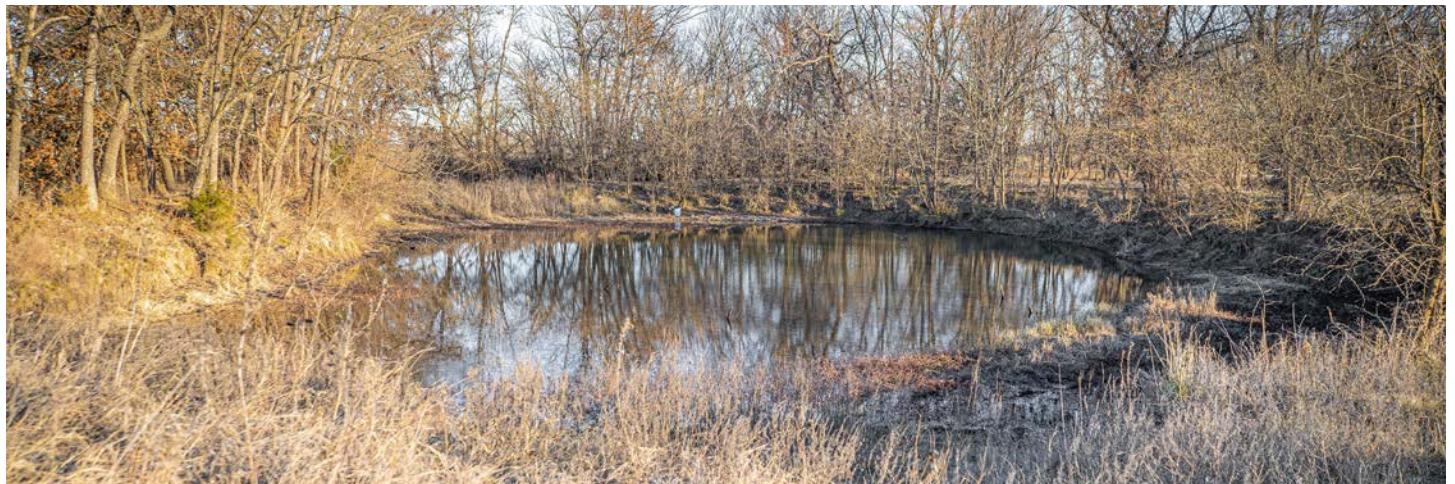
Utilities are conveniently available along both Road 31 and Gallop Road, offering multiple options for a future building site with privacy and scenic views.



LITTLE CANEY RIVER



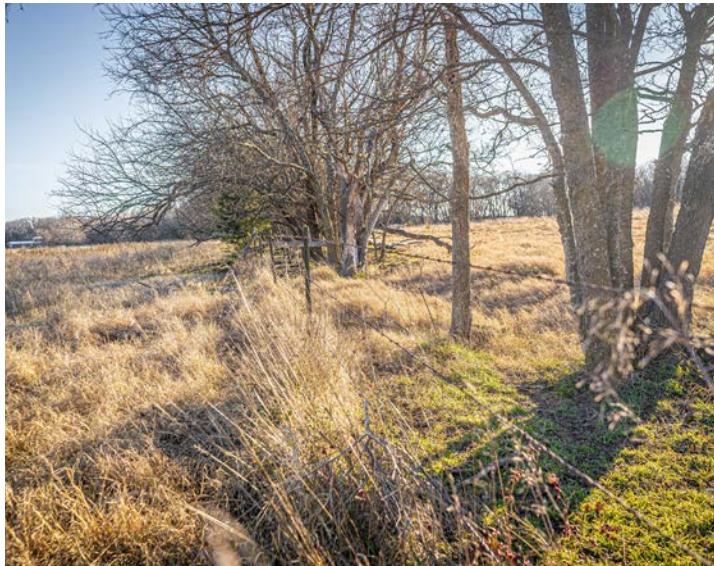
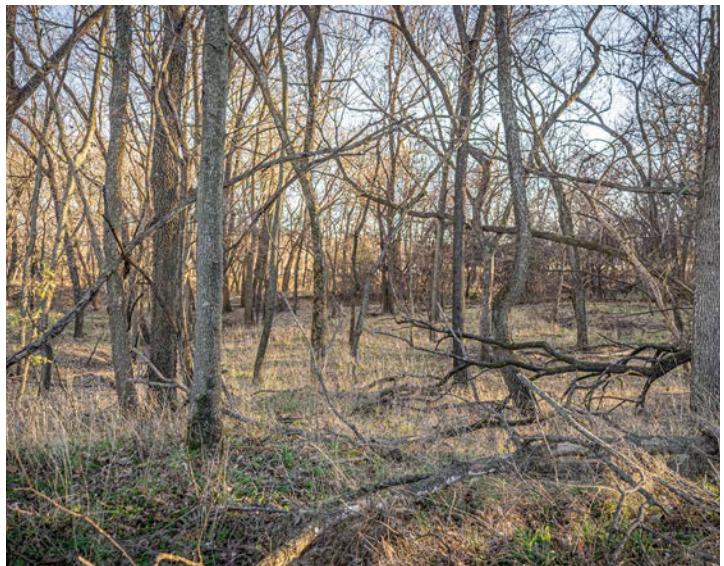
TWO LIVESTOCK PONDS



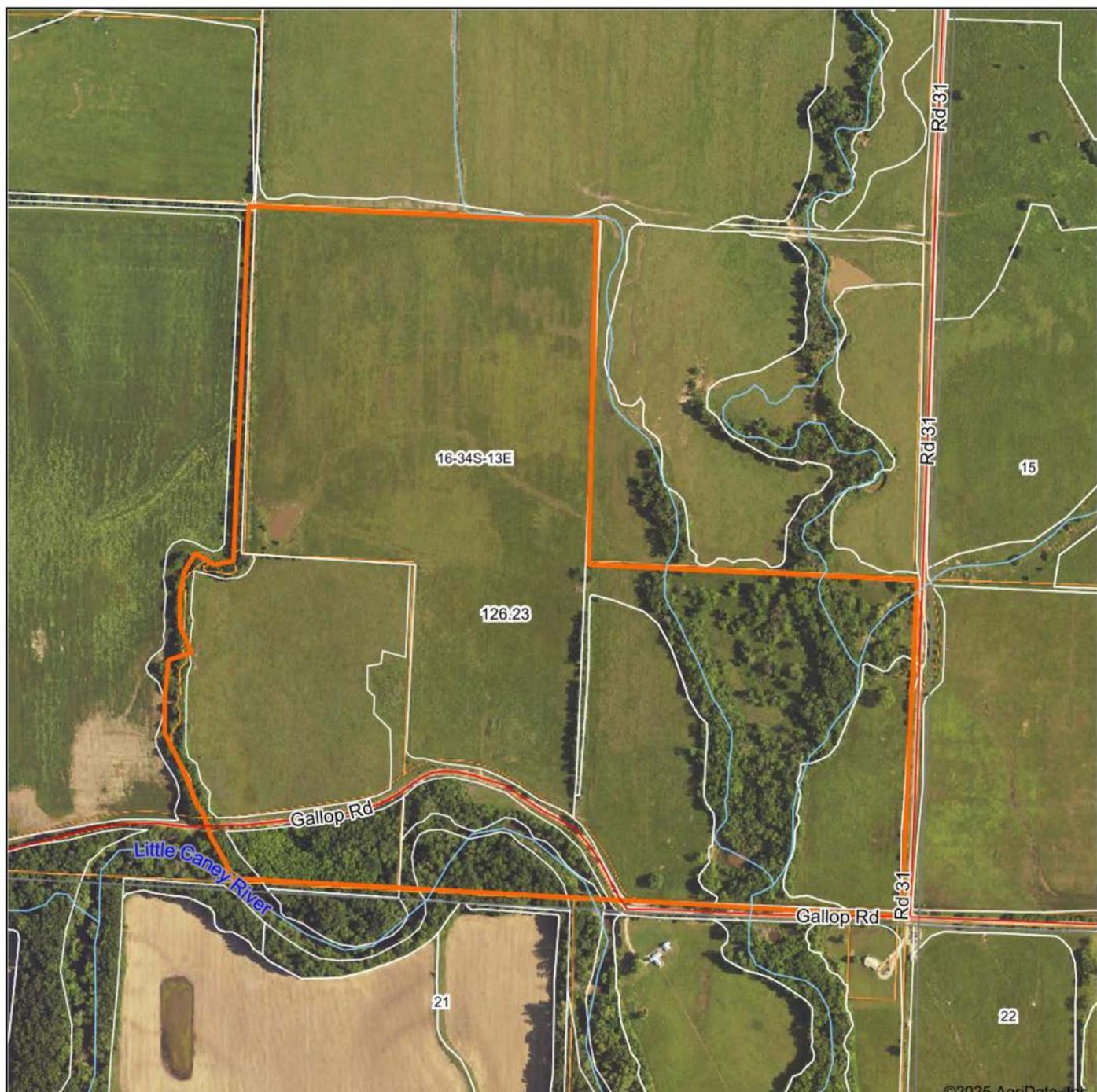
SOLID FENCING AND SMALL CORRAL



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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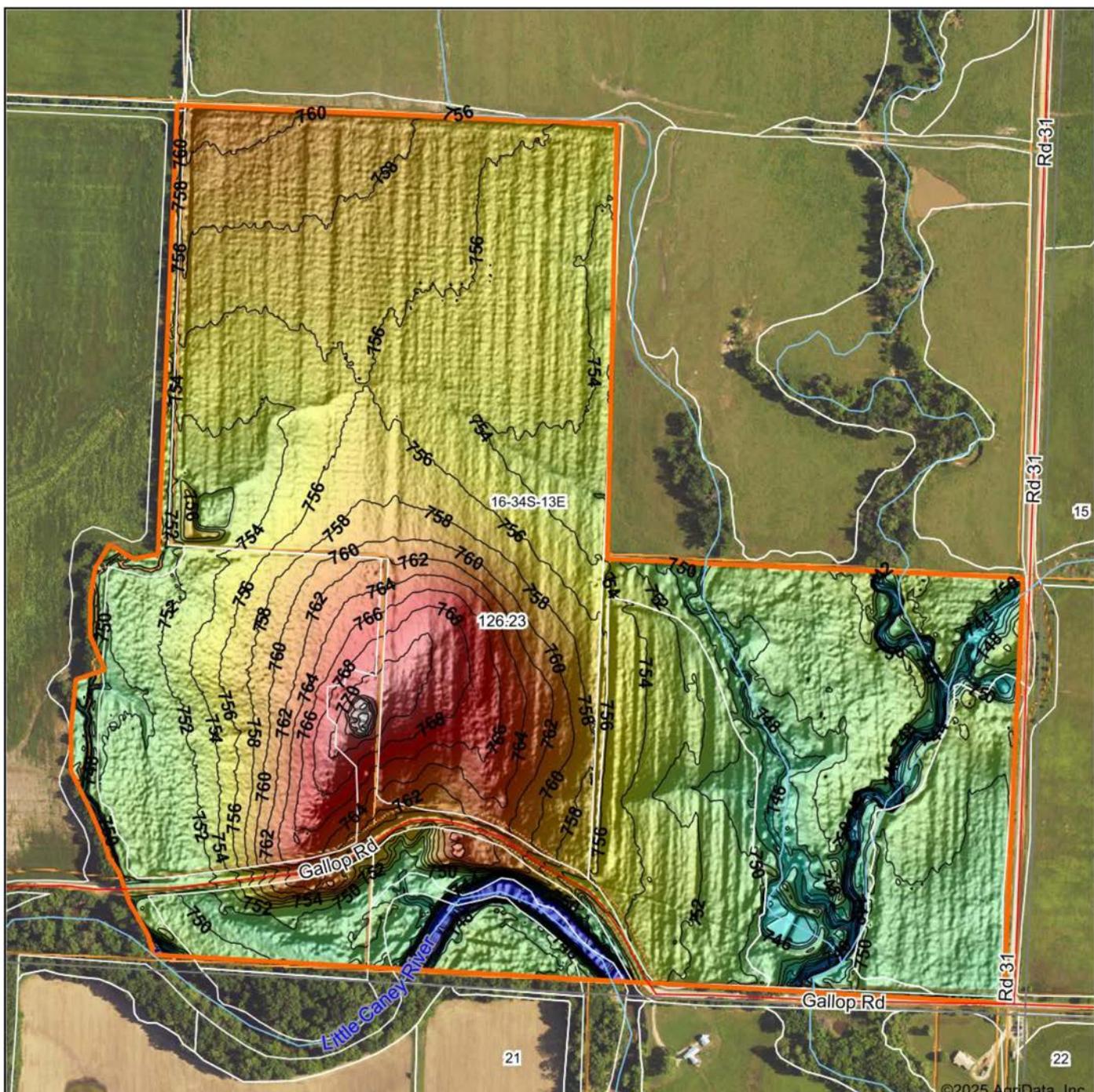
Field borders provided by Farm Service Agency as of 5/21/2008.

16-34S-13E
Chautauqua County
Kansas



12/26/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 2

Min: 731.1

Max: 779.3

Range: 48.2

Average: 754.6

Standard Deviation: 6 ft

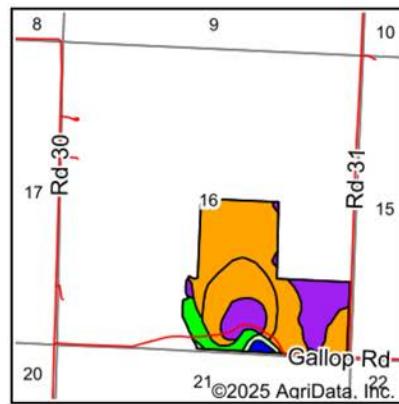
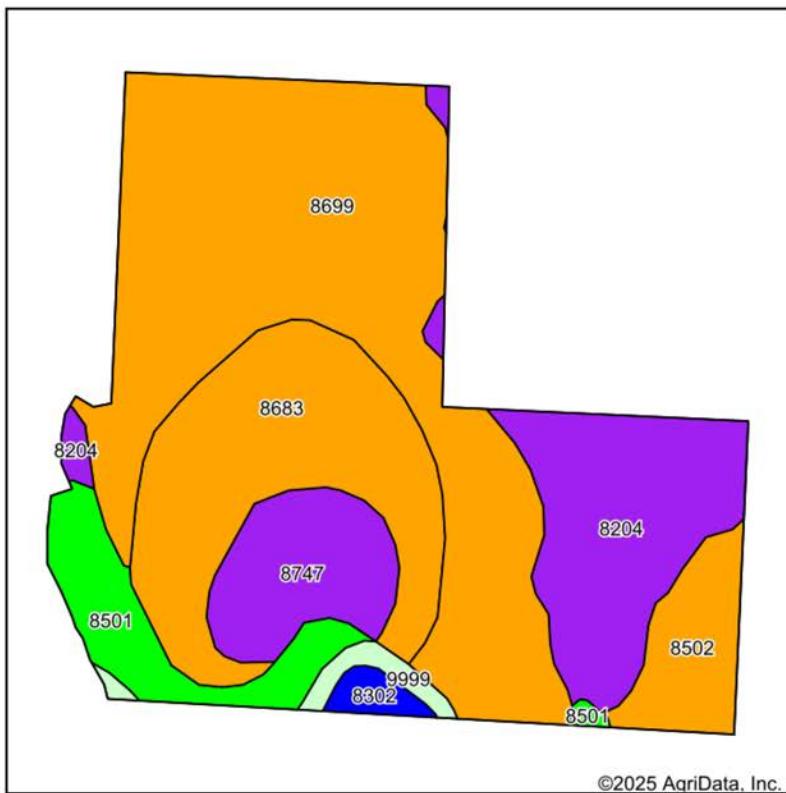
0ft 480ft 961ft



16-34S-13E
Chautauqua County
Kansas
12/26/2025

Boundary Center: 37° 5' 8.44, -95° 59' 16.82

SOILS MAP



State: Kansas
County: Chautauqua
Location: 16-34S-13E
Township: Little Caney
Acres: 126.23
Date: 12/26/2025



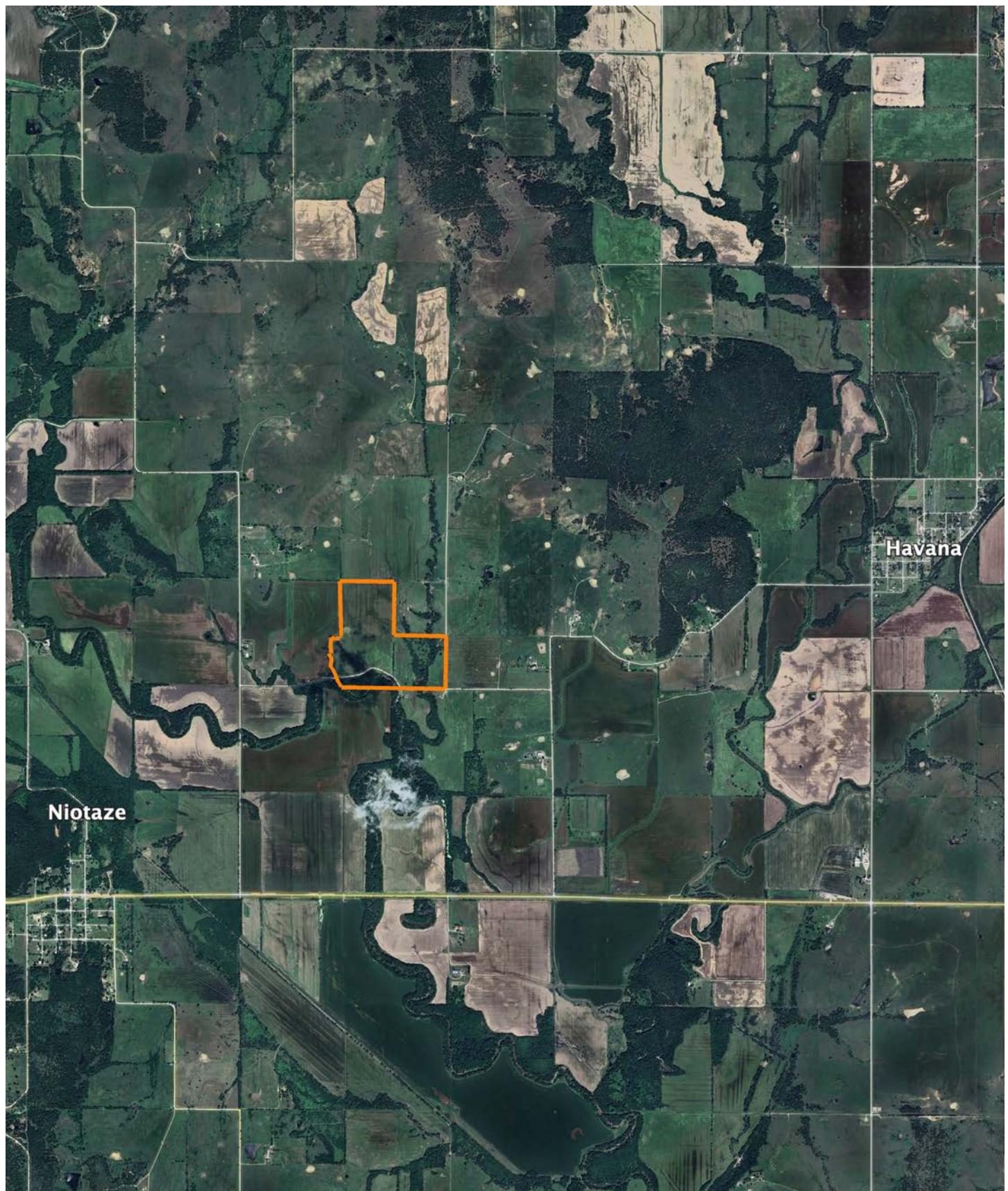
Maps Provided By:
surety[®]
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class "c"	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8699	Dennis-Dwight complex, 1 to 5 percent slopes	53.53	42.4%		4.6ft. (Lithic bedrock)	IIIe	4446	64	60	54	54	57
8683	Dennis silt loam, 3 to 7 percent slopes	24.62	19.5%		> 6.5ft.	IIIe	5048	76	76	60	65	66
8204	Osage-Drummond complex, occasionally flooded	19.45	15.4%		> 6.5ft.	Vw	4688	34	22	34	27	14
8747	Eram-Collinsville complex, 1 to 5 percent slopes	9.81	7.8%		2.6ft. (Paralithic bedrock)	Vle	3735	38	38	38	32	15
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	8.72	6.9%		> 6.5ft.	Iw	8250	78	77	68	71	62
8502	Mason-Drummond silt loams, rarely flooded	6.88	5.5%		> 6.5ft.	IIIs	7495	73	66	67	63	46
9999	Water	1.81	1.4%		> 6.5ft.		0					
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	1.41	1.1%		> 6.5ft.	IIw	7758	82	82	63	75	55

Soils data provided by USDA and NRCS.

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

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