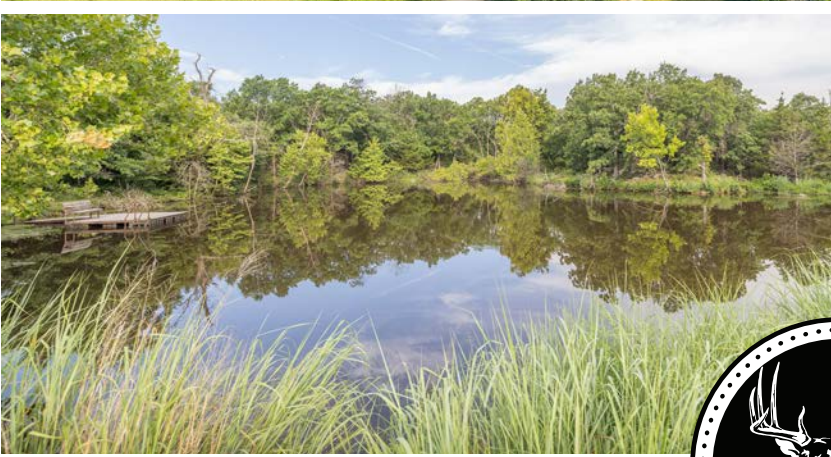


MIDWEST LAND GROUP PRESENTS

130 ACRES

CHAUTAUQUA COUNTY, KS

2028 KANSAS ROAD, SEDAN, KANSAS 67361



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE CHAUTAUQUA HILLS HIDEAWAY

Nestled in the heart of the scenic Chautauqua Hills, this secluded country retreat offers the perfect blend of comfortable country living, exceptional hunting, and outstanding recreational opportunities. Whether you're searching for a full-time residence, hunting headquarters, or weekend getaway, this property checks all the boxes.

The cozy 2 bedroom, 1 bathroom home features an enclosed porch overlooking the peaceful surroundings and is served by both rural water and a private well. Mature shade trees surround the home, creating a private setting that feels miles away from it all. An older barn provides excellent storage for equipment, ATVs, tractors, or workshop space.

The land is what truly sets this property apart.

Wolf Creek winds through the property, providing year-round live water, incredible scenery, and outstanding wildlife habitat. A beautiful fishing pond with a dock offers excellent fishing and a relaxing place to spend evenings with family and friends. Between the creek, pond, mature hardwood timber, and native grasses, this property provides everything deer, turkey, and other wildlife need to thrive.

Approximately 14 acres of Class II and III soils lie along Wolf Creek and offer the perfect opportunity to

establish destination food plots or convert back into agricultural production. With the property bordering more than 5,000 contiguous acres with virtually no agricultural food sources, the potential is tremendous. Adding quality food plots here could draw deer from miles around while providing a significant nutritional boost to the local herd.

To make this opportunity even more exciting, the property has been left unhunted for approximately 20 years, with hunting only beginning again in 2025. Years of minimal pressure have allowed wildlife to use this property as a sanctuary, making it an exceptional foundation for someone looking to develop a premier hunting property.

If you've been searching for a place where you can fish in the evening, chase gobbling turkeys in the spring, hunt mature Kansas whitetails in the fall, and enjoy the peace and beauty of the Chautauqua Hills year-round, this is a property you won't want to miss.

This is the kind of property that's becoming increasingly difficult to find - a peaceful country home paired with live water, productive soils, and the habitat needed to create a truly special hunting and recreational retreat.



PROPERTY FEATURES

COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **130**

- 2 bedroom, 1 bathroom home
- Enclosed porch
- Rural water and private well
- Kubota Tractor
- Two 12-foot new shipping containers
- Mature shade trees and established homesite
- Barn/shop for equipment and storage
- Beautiful fishing pond with dock
- Deer, turkey, and quail hunting
- Wolf Creek runs through the property
- Outstanding deer, turkey, and fishing opportunities
- Approximately 14 acres of Class II & III soils
- Excellent food plot or farming potential
- Borders over 5,000 acres of continuous habitat with very limited agriculture
- Untouched from hunting for nearly 15 years until 2025
- Located in the beautiful Chautauqua Hills near Sedan, Kansas
- Home solar
- 1/8th mineral rights
- Chautauqua County RWD #4
- 1.5 hours from Wichita
- 35 minutes from Independence
- 1.5 hours from Tulsa, OK



2 BEDROOM, 1 BATHROOM HOME

The cozy 2 bedroom, 1 bathroom home features an enclosed porch overlooking the peaceful surroundings and is served by both rural water and a private well.



BEAUTIFUL FISHING POND WITH DOCK



14 ACRES OF CLASS II & III SOILS



WOLF CREEK

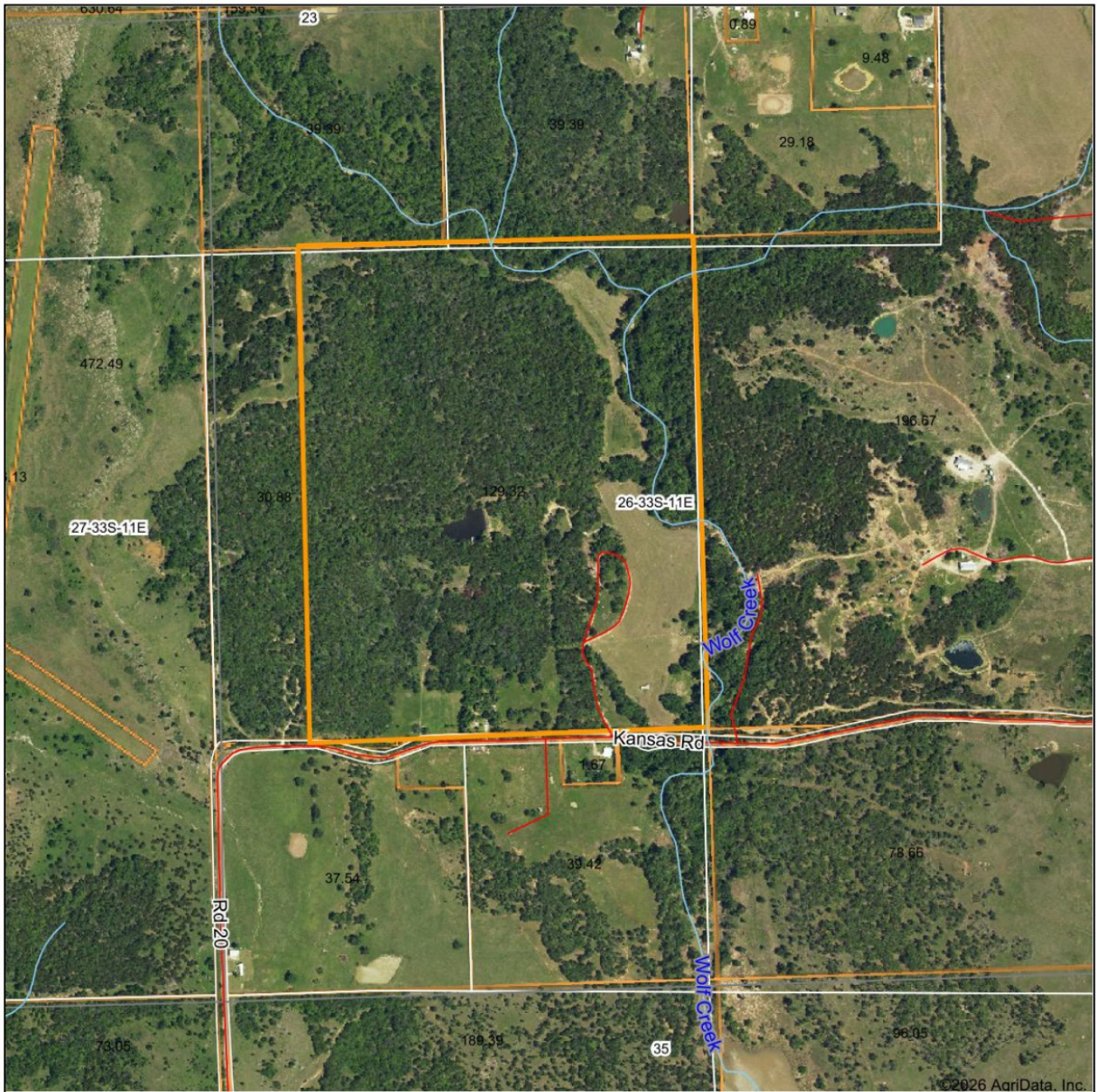
Wolf Creek winds through the property, providing year-round live water, incredible scenery, and outstanding wildlife habitat.



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By



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

Boundary Center: 37° 8' 55.57, -96° 10' 34.76

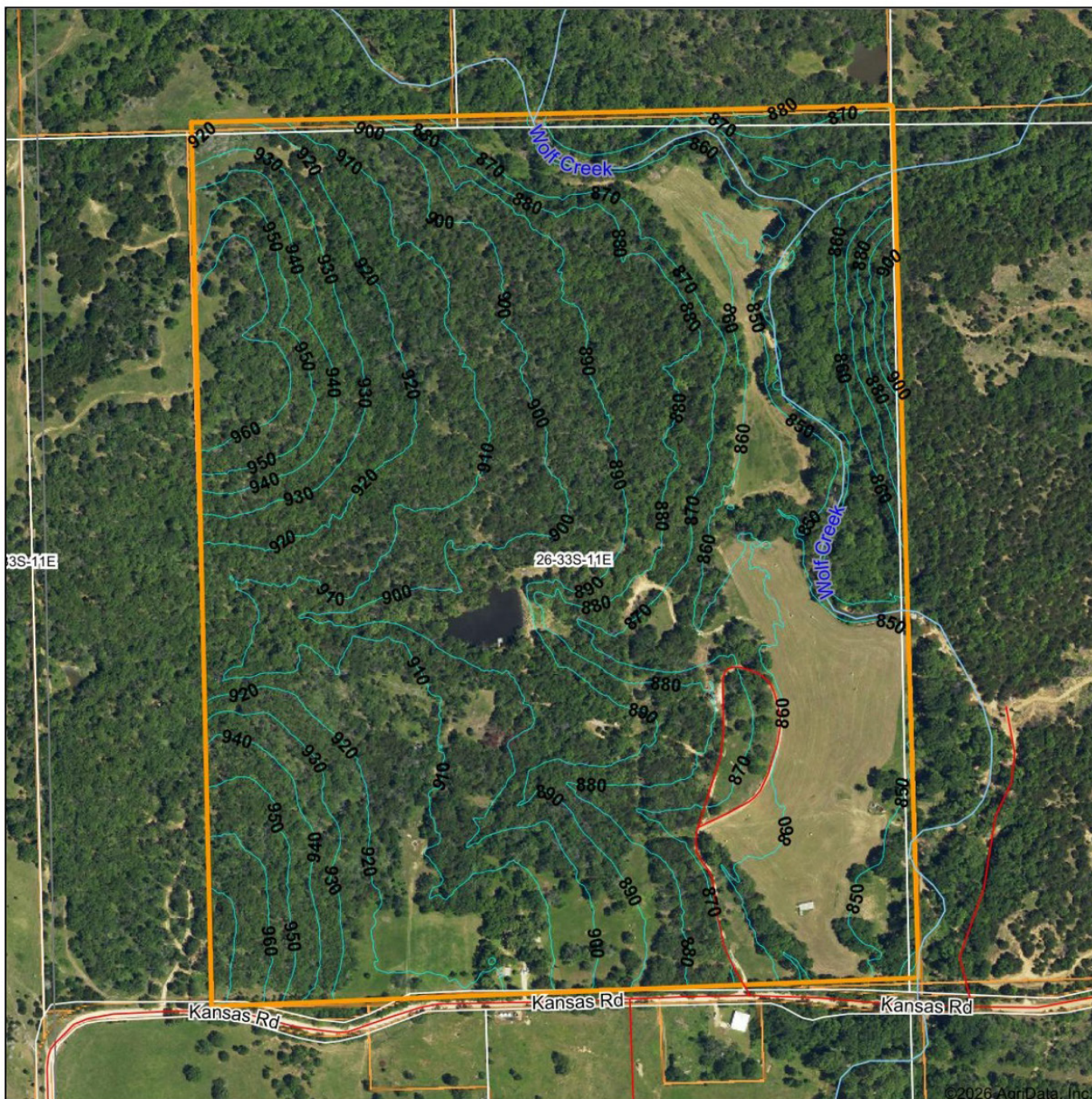
26-33S-11E
Chautauqua County
Kansas

0ft 836ft 1672ft



6/14/2026

TOPOGRAPHY MAP



Maps Provided By



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

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 839.2

Max: 974.1

Range: 134.9

Average: 894.6

Standard Deviation: 31.63 ft

0ft 473ft 946ft

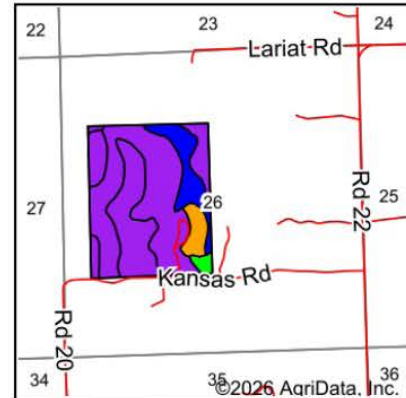
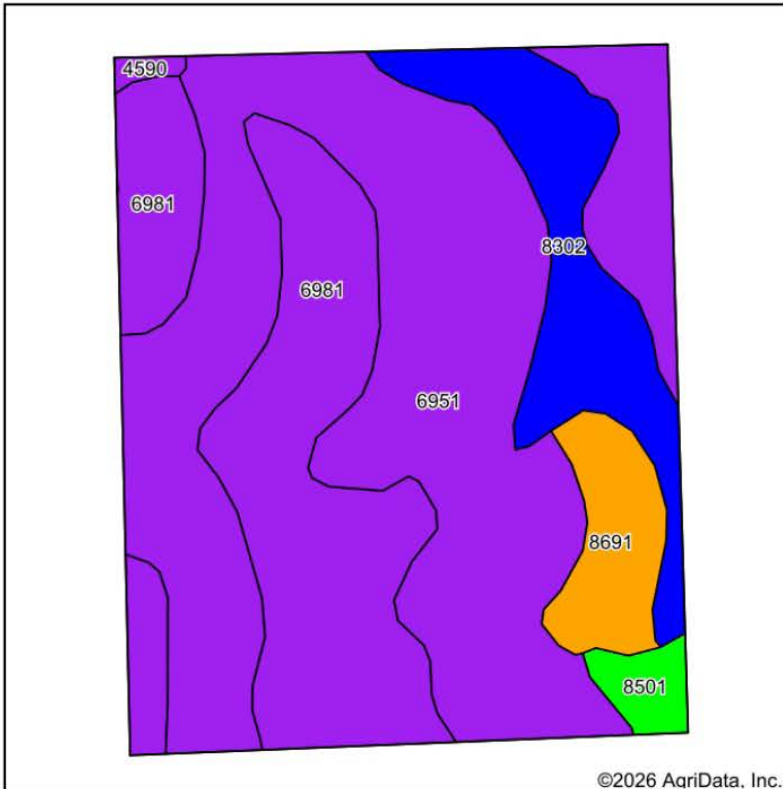


6/14/2026

26-33S-11E
Chautauqua County
Kansas

Boundary Center: 37° 8' 55.57, -96° 10' 34.76

SOILS MAP



State: **Kansas**
 County: **Chautauqua**
 Location: **26-33S-11E**
 Township: **Sedan**
 Acres: **130.23**
 Date: **6/14/2026**



Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING
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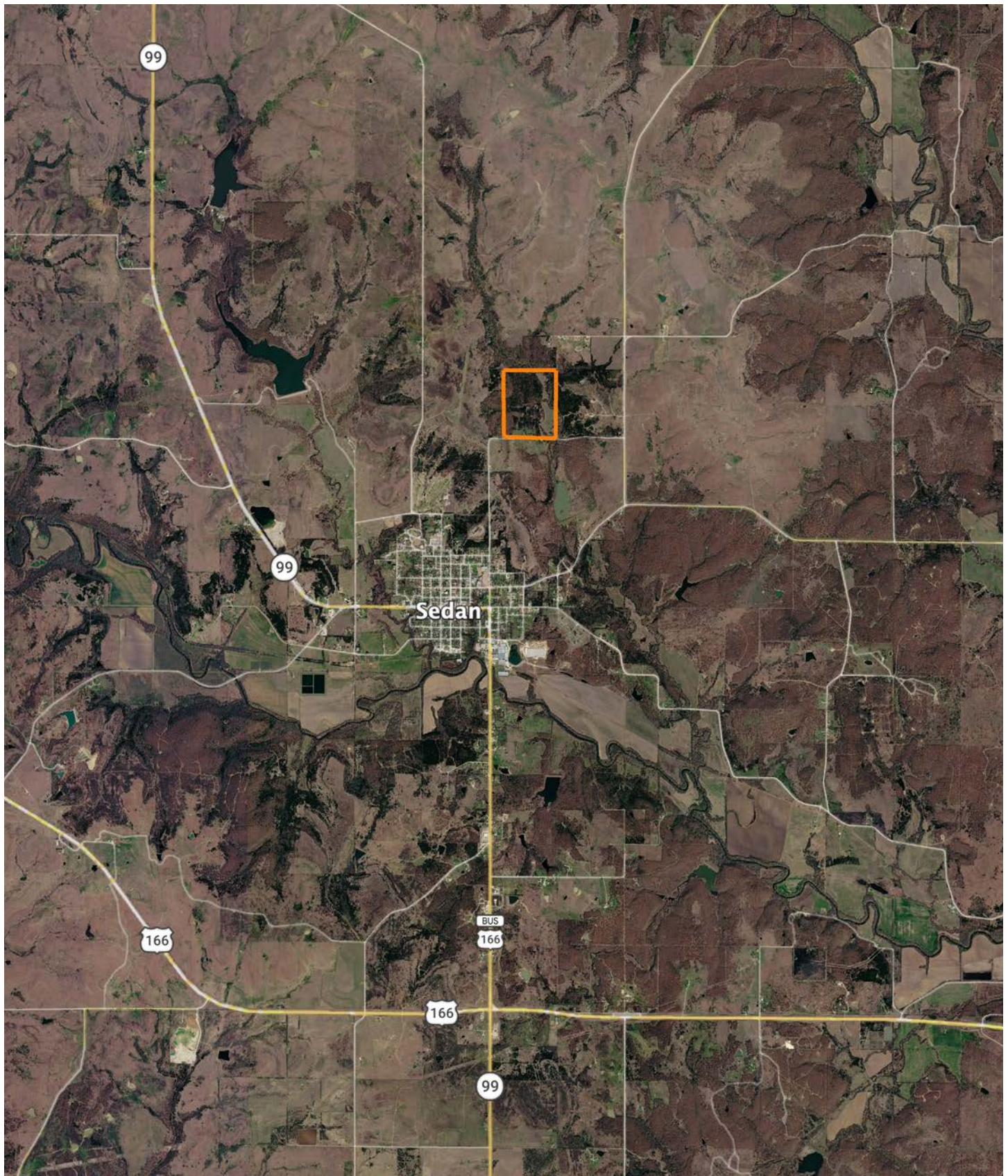
Area Symbol: KS019, Soil Area Version: 22

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 Soybeans
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	68.18	52.5%		2ft. (Paralithic bedrock)	Vle	3412	26	26	21
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	36.74	28.2%		2.5ft. (Paralithic bedrock)	Vle	3532	39	32	30
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	15.40	11.8%		> 6.5ft.	Ilw	7758	82	82	75
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	6.96	5.3%		> 6.5ft.	Ille	5073	65	65	52
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	2.39	1.8%		> 6.5ft.	Iw	8250	78	77	71
4590	Clime-Sogn complex, 3 to 20 percent slopes	0.56	0.4%		2.5ft. (Paralithic bedrock)	Vle	3310	36	32	33
Weighted Average						5.27	4136.9	*n 39.4	*n 37.4	*n 32.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Cody Thurston has an overpowering love for the great outdoors. He absolutely loves seeing a property's potential and making that potential come to life. At Midwest Land Group, he does whatever it takes to ensure a smooth transaction for his clients, both buyers and sellers. Born in Emporia, Kansas, Cody grew up on the family farm in east central Kansas and helped with his dad's outfitting business, managing, planting, improving, and guiding on 15,000 acres.

If Cody looks familiar, it may be because he's been a cast member on Drury Outdoors' Bow Madness on The Outdoor Channel. He's also a guide for The Dave Hollond Memorial Youth Deer Hunt (formerly The Clint Bowyer Youth Deer Hunt), in which 15-20 kids are taken into the great outdoors to experience the excitement of the hunt. Cody gets great satisfaction helping the kids and passing on his deep rooted excitement for the outdoors. If you have any real estate needs and want to put Cody's knowledge and professionalism to work for you, give him a call, he would be happy to talk land or hunting with you.



CODY THURSTON,
LAND AGENT

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