

MIDWEST LAND GROUP PRESENTS



CHAUTAUQUA COUNTY, KS

754 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DAVIS CREEK RANCH — PREMIER HUNTING & RECREATIONAL RETREAT

Davis Creek Ranch presents a rare opportunity to own one of Southeast Kansas' premier turnkey hunting and recreational estates. Resting behind a gated entrance at the end of a dead-end road in Chautauqua County, this extraordinary 754 +/- acre private retreat combines exceptional hunting, fishing, waterfowl potential, livestock infrastructure, quality improvements, and year-round outdoor recreation.

From the moment you enter the property, it is evident that no expense was spared in its development and care. The ranch is centered around a fully private 52-acre watershed lake framed by mature hardwood timber, warm-season grasses, creek bottoms, tillable fields, cedar thickets, native hay meadows, and rolling Kansas terrain. Thoughtful habitat improvements, extensive new fencing, an internal road and trail system, and established hunting infrastructure make Davis Creek Ranch a true recreational masterpiece.

The ranch has been strictly managed for wildlife and maintained with a consistent year-round feeding program for several years. Mature Kansas whitetails, Eastern and Rio Grande turkeys, waterfowl, and excellent fishing create recreational opportunities in every season. Established food plots, feeders, Redneck blinds, tree stands, and tower stations are already in place, allowing the next owner to begin hunting immediately.

The 52-acre watershed lake serves as the centerpiece of the property. Enjoy morning coffee overlooking the water, summer afternoons fishing or boating, and fall evenings watching ducks and geese circle the lake. A private boat ramp provides convenient access, while the surrounding creeks, timber, fields, and native habitat create an exceptionally diverse wildlife setting.

The ranch's varied topography is one of its defining features. Rolling ridges, secluded pockets of warm-season grass, timbered draws, creek bottoms, cedar





cover, native hay meadows, and open fields provide excellent bedding habitat and natural wildlife travel corridors.

Approximately 360 acres are fenced and currently utilized for rotational grazing, providing substantial livestock capacity and efficient pasture management. The ranch also includes approximately 40 acres of tillable ground planted in first-year alfalfa, along with productive native hay meadows that provide additional forage and agricultural value.

An extensive internal road and trail system provides convenient access to practically every corner of the ranch by pickup, UTV, or tractor—all without leaving the property. No expense was spared on the fencing and infrastructure, with miles of brand-new pipe, woven-wire, and barbed-wire fencing installed throughout the ranch. These improvements, together with the enhanced grass stands and cleared trails, make Davis Creek Ranch exceptionally functional for livestock management, wildlife management, and year-round recreational use.

At the heart of the property is a pristine, fully remodeled 1.5-story stone home offering approximately 2,168 square feet of living space. The residence features three bedrooms, two bathrooms, a sunroom, new flooring, an open living area, and a striking stone fireplace anchoring the main gathering space. Constructed with durable cinder block walls clad in stone and topped with a composition roof, the home offers low-maintenance construction and timeless character.

A large covered patio overlooks the lake, providing an ideal setting for entertaining, relaxing, and taking in the surrounding scenery and wildlife.

The ranch also features a 60'x80' shop with a full concrete floor, electric service, three overhead doors, a finished cedar-lined interior, and a man cave area. A separate insulated 30'x40' two-bay garage/shop is also cedar-lined and includes a walk-through door, providing additional parking, storage, or workspace.

For equestrian and livestock use, Davis Creek Ranch includes a newly constructed 50'x50' custom horse

stable built with locally milled lumber and traditional post-and-beam construction. The barn features stalls, paddocks, waterers, and a dedicated water well. An additional 40'x50' enclosed hay barn with water and electric is conveniently located beside the corrals and working pens, further expanding the property's potential for horses, livestock, hay storage, and ranch operations.

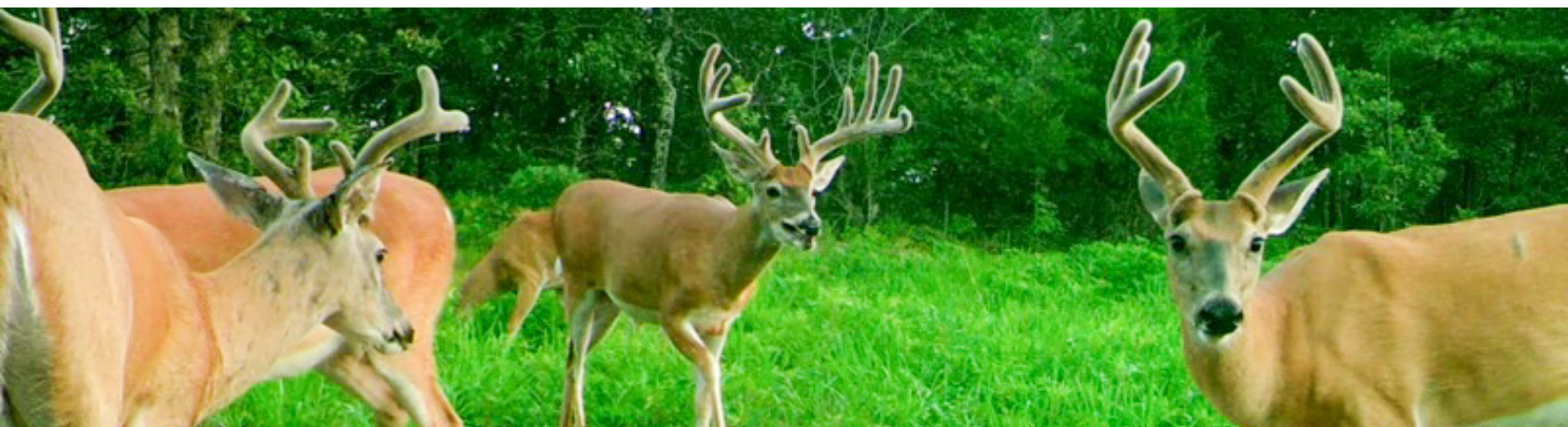
Tucked away on the eastern side of the ranch is a remodeled four-bedroom, one-bath bunkhouse. Updated with new carpet and paint, this simple farmhouse-style residence is well suited for hunting guests, extended family, a caretaker, or overflow lodging. A detached two-car garage provides additional parking and storage. The bunkhouse is only a short UTV ride from the main residence and can be reached without ever leaving the ranch.

Davis Creek Ranch has been designed for the outdoor enthusiast seeking a complete property. Whether envisioned as a private weekend retreat, premier hunting camp, outfitting operation, working livestock ranch, equestrian property, family legacy estate, or full-time residence, the ranch offers the privacy, water, wildlife, agricultural productivity, infrastructure, and improvements necessary to support it.

Located along Highway 160 east of Sedan, Kansas, the property offers blacktop access to its private gated entrance while retaining the seclusion expected from a recreational estate of this caliber. Davis Creek Ranch is approximately 20 minutes from Independence, 15 to 20 minutes from Independence Municipal Airport, 1.5 hours from Tulsa, and two hours from Wichita.

With 754 +/- acres, a fully private 52-acre lake, approximately 360 acres of rotational grazing, productive tillable ground and native hay meadows, exceptional wildlife habitat, extensive new fencing, two residences, quality barns and shops, intact mineral rights, established hunting infrastructure, and year-round recreational appeal, Davis Creek Ranch is one of the most complete ranch offerings in Southeast Kansas—and one that would be nearly impossible to replicate.

For additional information or to schedule a private showing of Davis Creek Ranch, contact Zed Goodwin today. The listing agent must be present at all showings. Prospective buyers must provide proof of funds or a prequalification letter before scheduling a showing.



PROPERTY FEATURES

COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **754**

- Fenced and gated private retreat at the end of a dead-end road
- Blacktop access from Highway 160 east of Sedan
- Fully private 52-acre watershed lake
- Excellent fishing and boating opportunities
- Private boat ramp
- Mature Kansas whitetail hunting
- Eastern and Rio Grande turkey hunting
- Strong waterfowl potential
- Strict wildlife-management program with consistent year-round feeding
- Established food plots, feeders, Redneck blinds, tree stands, and tower stations
- Extensive internal road and trail system
- Convenient access to practically every corner of the ranch by pickup, UTV, or tractor without leaving the property
- Mature hardwood timber, cedar thickets, warm-season grasses, creek bottoms, tillable acreage, native hay meadows, and abundant water
- Approximately 360 acres fenced and utilized for rotational grazing
- Cross-fenced for efficient livestock and pasture management
- Miles of brand-new pipe, woven-wire, and barbed-wire fencing
- Approximately 40 acres of tillable ground planted in first-year alfalfa
- Productive native hay meadows providing additional forage and agricultural value
- Improved grass stands and cleared trails
- Potential grazing and agricultural lease-income opportunities
- Intact mineral rights with no current leases or production
- Fully remodeled 1.5-story stone residence
- Approximately 2,168 square feet of living space
- Three bedrooms and two bathrooms
- Sunroom, open living area, new flooring, and stone fireplace
- Large covered patio overlooking the lake
- Durable cinder block construction with stone exterior
- 60'x80' shop with concrete floor, electric, three overhead doors, cedar-lined finished interior, and man cave area
- Insulated and cedar-lined 30'x40' detached two-bay garage/shop
- New 50'x50' custom post-and-beam horse stable constructed with locally milled lumber
- Horse stalls, paddocks, waterers, and dedicated water well
- 40'x50' enclosed hay barn with water and electric
- Corrals and working pens
- Remodeled four-bedroom, one-bath bunkhouse for guests, family, hunters, or a caretaker
- Detached two-car garage at the bunkhouse
- Ranch-management equipment may be negotiated separately
- Approximately 15 to 20 minutes from Independence Municipal Airport
- Approximately 20 minutes from Independence, Kansas
- Approximately 1.5 hours from Tulsa, Oklahoma
- Approximately two hours from Wichita, Kansas

FULLY PRIVATE 52-ACRE WATERSHED LAKE

The ranch is centered around a fully private 52-acre watershed lake framed by mature hardwood timber, warm-season grasses, creek bottoms, tillable fields, cedar thickets, native hay meadows, and rolling Kansas terrain.



40 ACRES OF TILLABLE



CREEK BOTTOMS



FENCED FOR ROTATIONAL GRAZING

Approximately 360 acres are fenced and currently utilized for rotational grazing, providing substantial livestock capacity and efficient pasture management.

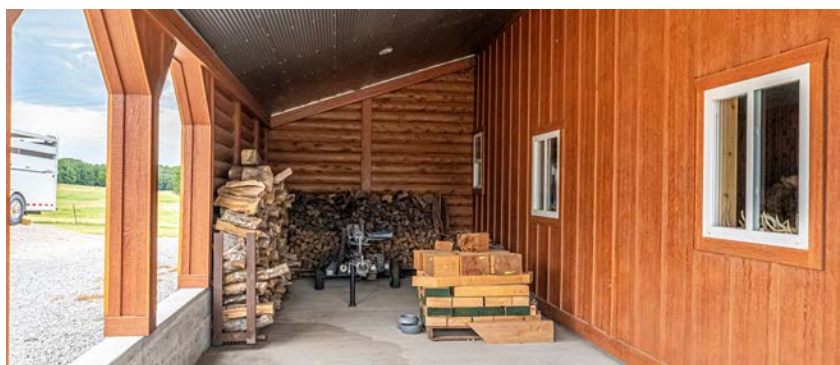


EXCELLENT HUNTING

Mature Kansas whitetails, Eastern and Rio Grande turkeys, waterfowl, and excellent fishing create recreational opportunities in every season. Established food plots, feeders, Redneck blinds, tree stands, and tower stations are already in place, allowing the next owner to begin hunting immediately.



60'X80' SHOP



CUSTOM POST-AND-BEAM HORSE STABLE

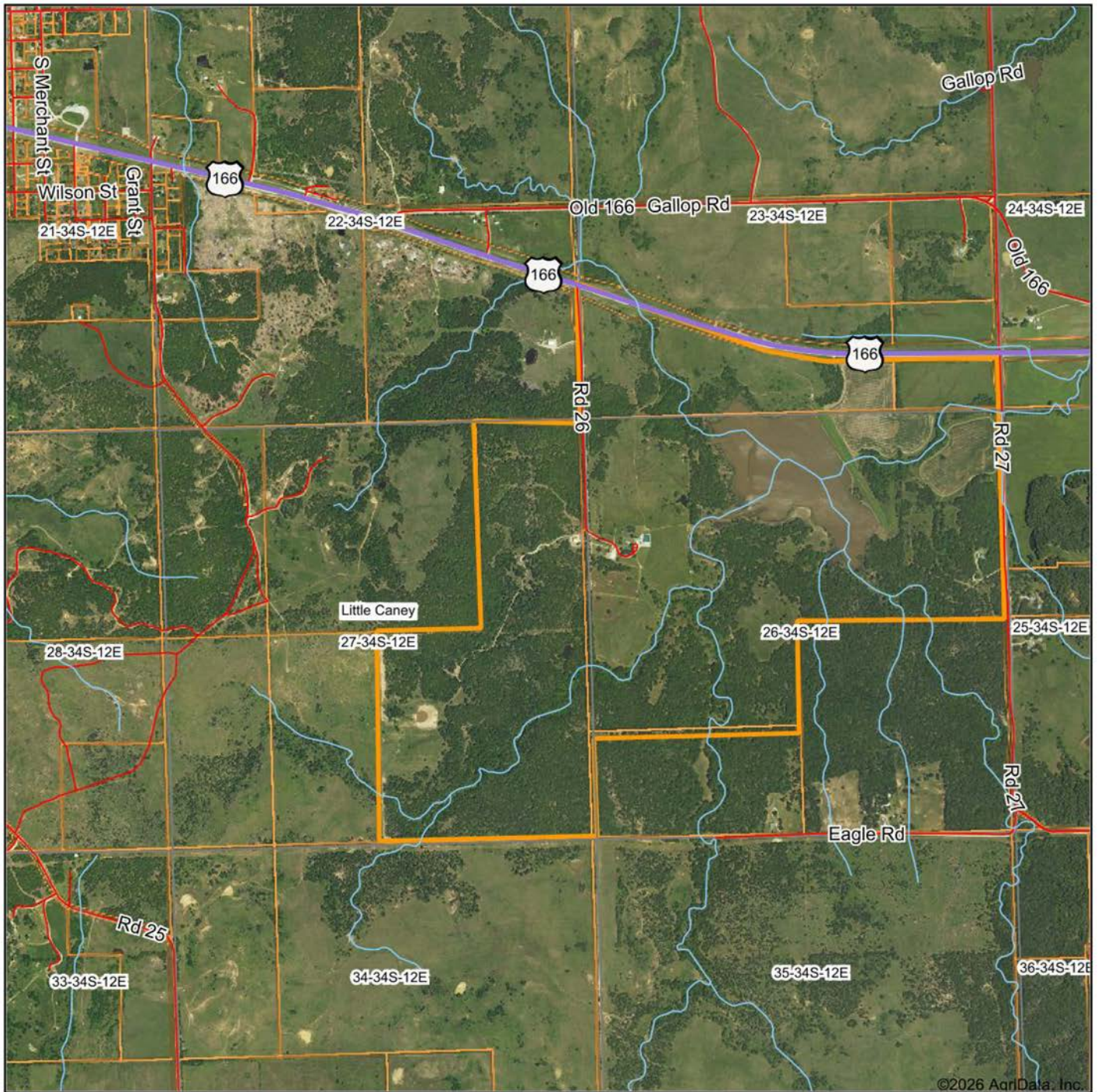


1.5-STORY STONE RESIDENCE

At the heart of the property is a pristine, fully remodeled 1.5-story stone home offering approximately 2,168 square feet of living space. The residence features three bedrooms, two bathrooms, a sunroom, new flooring, an open living area, and a striking stone fireplace anchoring the main gathering space.



AERIAL MAP



Maps Provided By:



Boundary Center: 37° 3' 48.27, -96° 4' 7.48

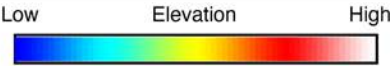
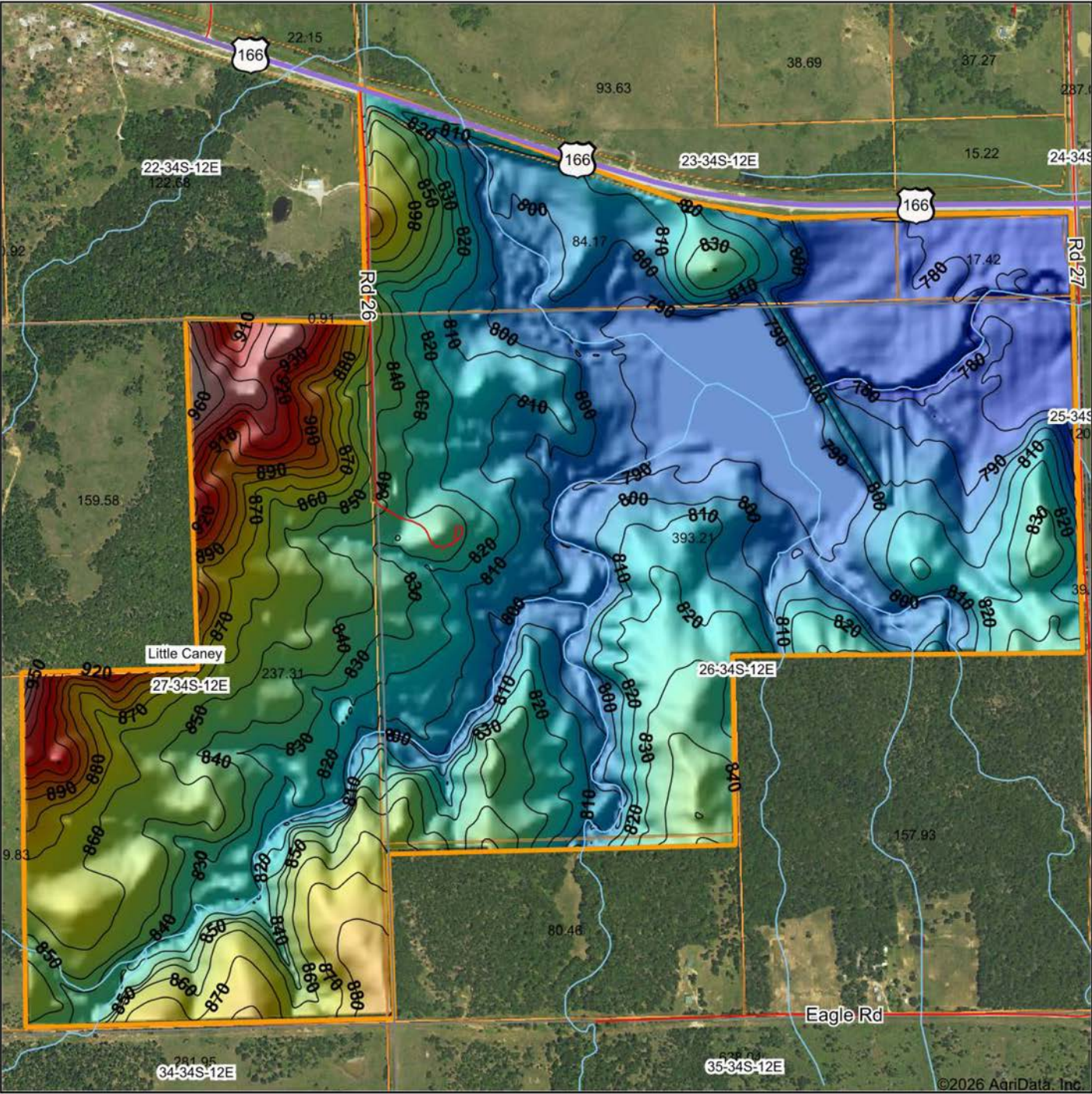
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26-34S-12E
Chautauqua County
Kansas



8/15/2026

HILLSHADE MAP



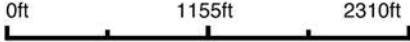
Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 768.3
Max: 971.0
Range: 202.7
Average: 826.1
Standard Deviation: 35.7 ft

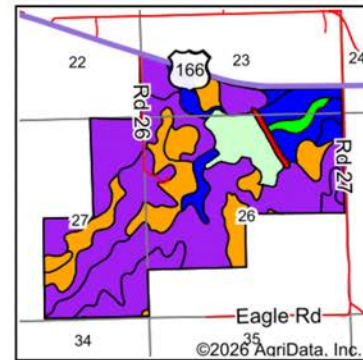
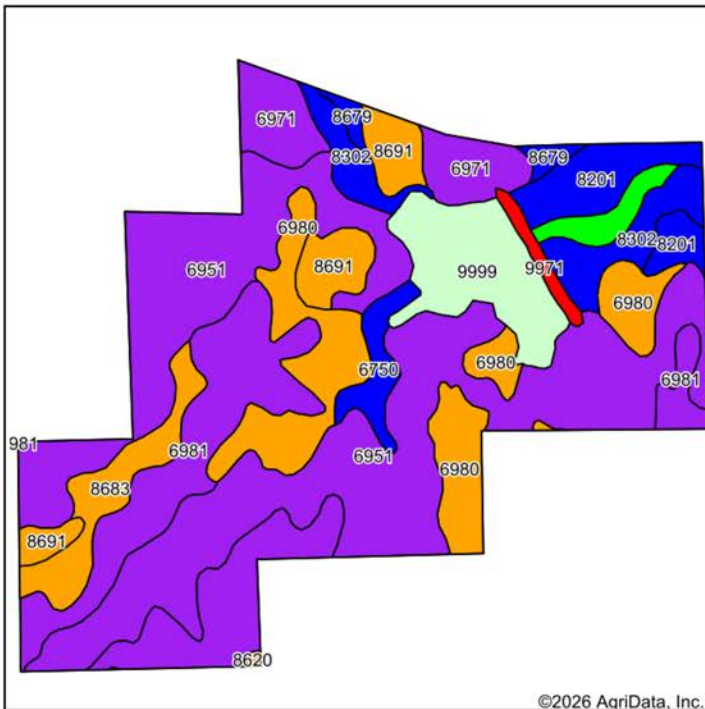


8/15/2026

26-34S-12E
Chautauqua County
Kansas

Boundary Center: 37° 3' 48.27, -96° 4' 7.48

SOILS MAP



State: **Kansas**
 County: **Chautauqua**
 Location: **26-34S-12E**
 Township: **Little Caney**
 Acres: **750.34**
 Date: **8/15/2026**



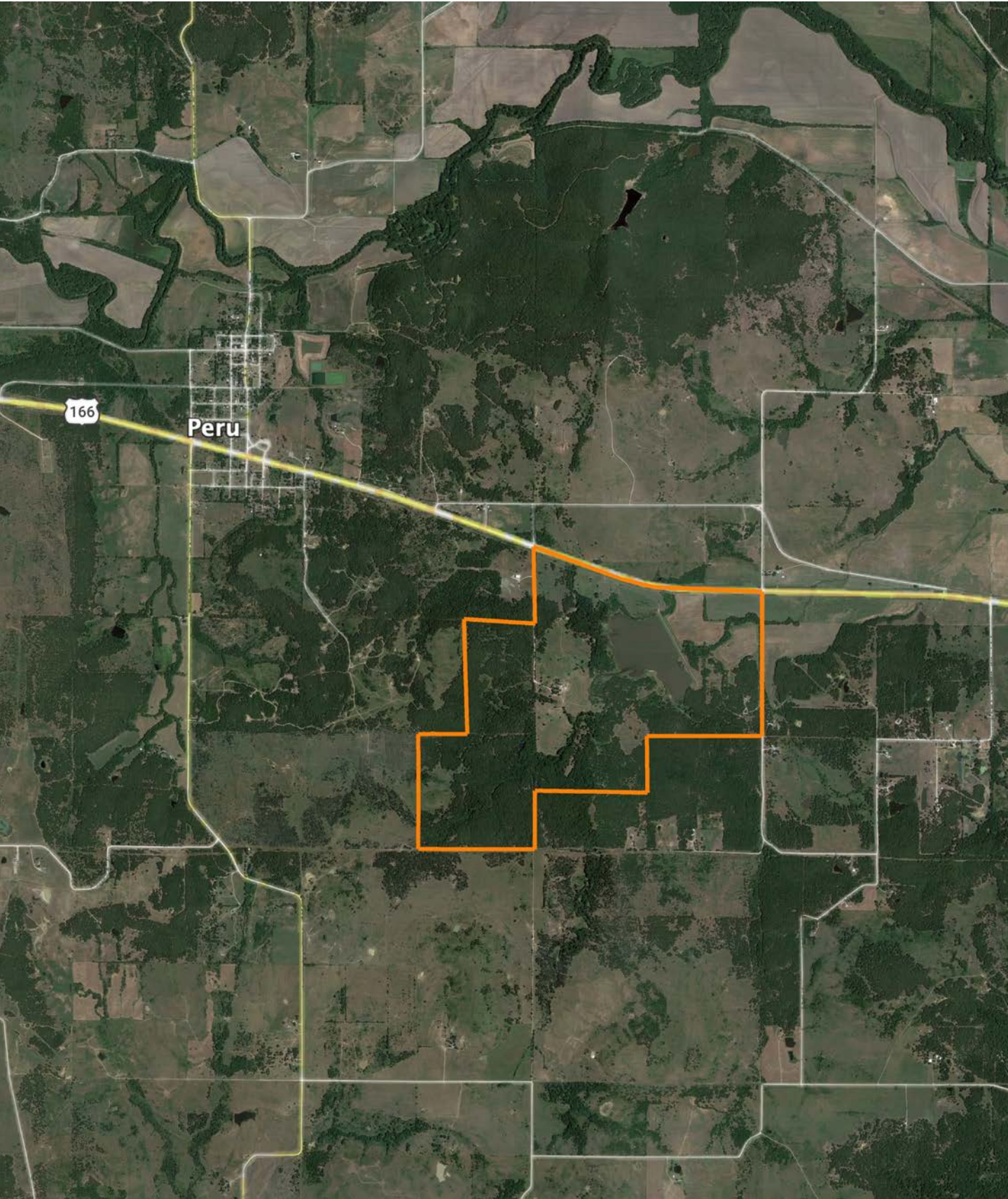
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Soils data provided by USDA and NRCS.

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	286.78	38.1%		2ft. (Paralithic bedrock)	Vle	3412	26	26	21
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	121.53	16.2%		2.5ft. (Paralithic bedrock)	Vle	3532	39	32	30
6980	Stephenville fine sandy loam, 1 to 3 percent slopes	87.14	11.6%		3ft. (Paralithic bedrock)	IIle	3120	43	40	40
9999	Water	50.33	6.7%		> 6.5ft.		0			
6971	Steedman stony clay loam, 8 to 20 percent slopes	37.53	5.0%		2.5ft. (Paralithic bedrock)	Vle	4750	40	40	34
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	34.93	4.7%		> 6.5ft.	IIw	7758	82	82	75
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	32.27	4.3%		> 6.5ft.	IIw	7282	47	44	42
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	31.88	4.2%		> 6.5ft.	IIIe	5073	65	65	52
8683	Dennis silt loam, 3 to 7 percent slopes	29.78	4.0%		> 6.5ft.	IIIe	5048	76	76	65
6750	Cleora fine sandy loam, occasionally flooded	13.89	1.9%		> 6.5ft.	IIw	6342	61	61	53
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	11.04	1.5%		> 6.5ft.	Iw	8250	78	77	71
8679	Dennis silt loam, 1 to 3 percent slopes	6.52	0.9%		> 6.5ft.	IIe	4838	79	78	64
9971	Arents, earthen dam	6.02	0.8%		> 6.5ft.	VIII	0			
8620	Bates fine sandy loam, 1 to 3 percent slopes	0.70	0.1%		2.7ft. (Paralithic bedrock)	IIIe	4911	48	46	42
Weighted Average						*.	3851.7	*n 37.9	*n 36.2	*n 31.9

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
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MidwestLandGroup.com

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