

MIDWEST LAND GROUP PRESENTS

161 ACRES IN

CHAUTAUQUA COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE ULTIMATE KANSAS LIVING AND RECREATIONAL RETREAT

Some properties are hard to describe because pictures only tell part of the story. This is one of them. Tucked away at the end of a long private drive behind an automatic gate, this property offers the kind of privacy and peace that's getting harder to find. Whether you're looking for a full-time home, hunting retreat, or weekend escape, this place checks a lot of boxes.

The 2,020 square foot, ranch-style home is built with a red iron steel frame and was completely remodeled in 2026. Every detail was carefully thought out, and the craftsmanship speaks for itself.

The first thing you'll notice is the custom mahogany front doors finished in a rich Early American stain. Step inside and you're welcomed by an open floor plan with knotty pine interior doors, luxury vinyl plank flooring throughout, and a warm, inviting feel. A massive handmade alder beam stretches across the living room, complemented by a 72-inch eight-blade ceiling fan. The entire home has been updated with Sherwin-Williams Antler Velvet and Alabaster paint, creating a clean, timeless look.

The kitchen is built to impress with custom handmade alder cabinetry, matching floating shelves, Pitaya White granite countertops featuring built-in wireless phone chargers, and brand-new LG stainless steel appliances, all backed by warranties.

Both bathrooms feature beautiful handmade cultured marble showers, giving the home a custom finish that's hard to find.

Outside, the improvements continue. A 50'x30' red iron steel frame shop offers plenty of room for equipment, hobbies, or storage and includes a 2 bedroom, 1 bath apartment complete with central heat and air—perfect for guests, family, rental income, or a hunting camp.

There's also a 22'x15' she shed with its own full bathroom and heating and air conditioning, making it a great office, craft room, bunkhouse, or simply a place to unwind. A lean-to equipment shed provides even more covered storage.

If you enjoy the outdoors, this property is something special. With four ponds, roughly 100 feet of elevation change, and an established trail system, there's always somewhere to explore. Ride ATVs, fish, hunt, or simply enjoy the views. The property has been managed with wildlife in mind and includes two established food plots, along with two Redneck buck palaces that feature screened access routes for getting in and out without any disturbance.

Whether you're chasing whitetails, casting a line, entertaining family and friends, or enjoying a quiet evening on the porch, this property is built for making memories.

If you've been looking for a secluded country home that's move-in ready and offers exceptional improvements along with outstanding recreation, this is one you'll want to see in person.

PROPERTY FEATURES

COUNTY: **CHAUTAUQUA** | STATE: **KANSAS** | ACRES: **161**

- 3 bedrooms, 2 bathrooms
- 2,020 sq. ft. ranch home
- Rural and well water
- Red iron steel frame construction
- Built in 1991, fully remodeled in 2026
- Custom alder cabinetry throughout
- Pitaya White granite countertops
- Brand-new LG stainless appliances
- Luxury vinyl plank flooring
- Handmade cultured marble showers
- 50'x30' insulated shop
- 2 bed, 1 bath apartment above shop
- 22'x15' she shed with full bath, heat & air
- Lean-to equipment shed
- Automatic gated entrance
- Long private drive
- Four ponds
- Approximately 100 feet of elevation change
- Established trail system
- 2 food plots
- 2 Redneck hunting blinds with screened access
- Excellent hunting, fishing, ATV riding, and recreation
- 83 miles to Tulsa, OK
- 37 miles to Independence
- 99 miles to Wichita
- USD 286



2,020 SQ. FT. RANCH HOME

The 2,020 square foot, ranch-style home is built with a red iron steel frame and was completely remodeled in 2026. Every detail was carefully thought out, and the craftsmanship speaks for itself.



50'X30' INSULATED SHOP & APARTMENT



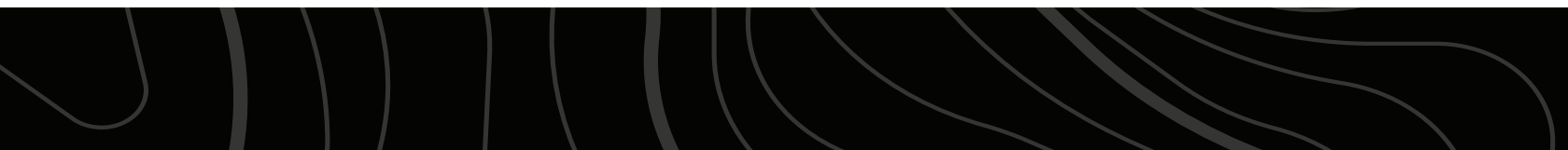
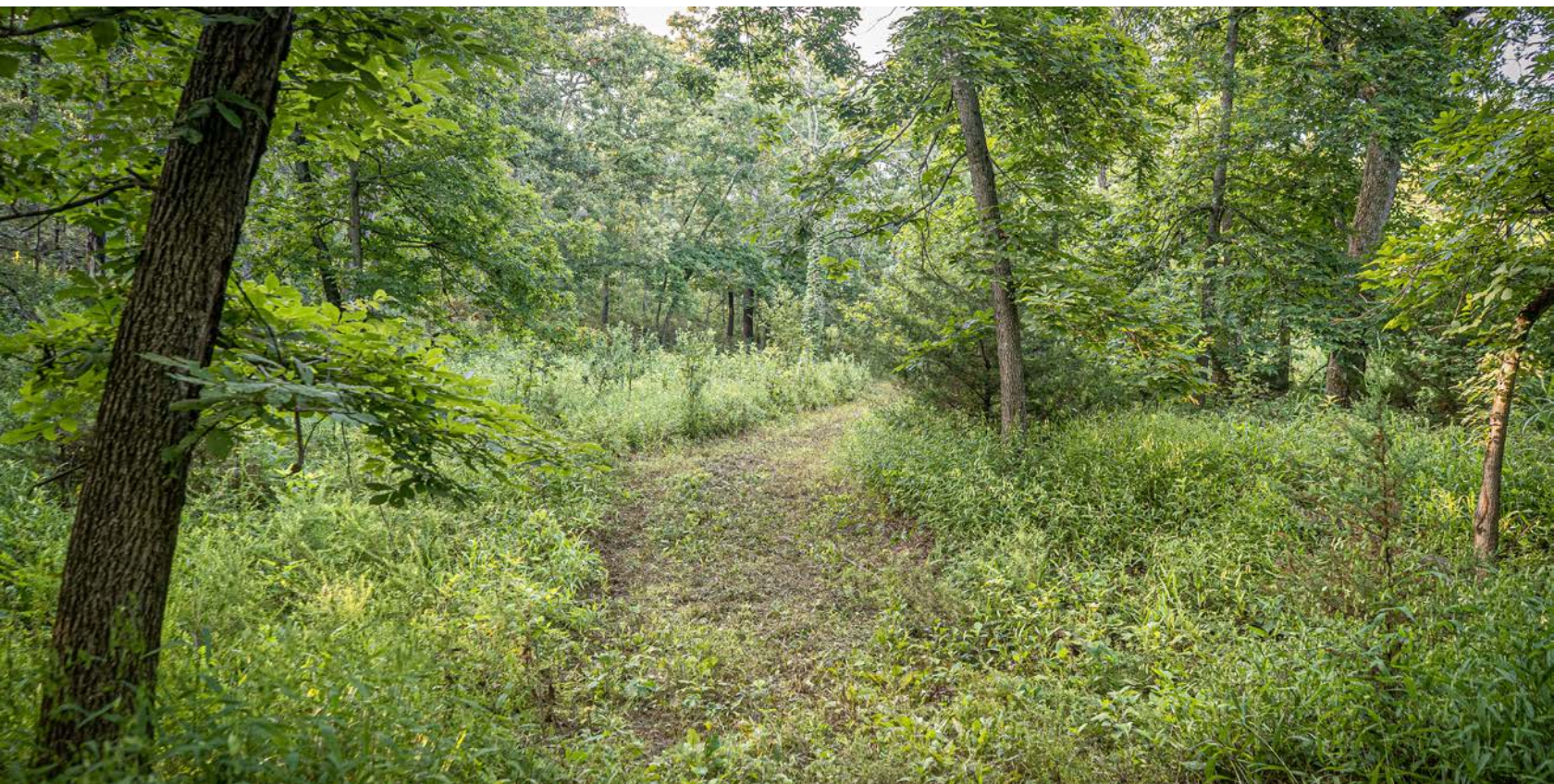
LEAN-TO EQUIPMENT SHED



22'X15' SHE SHED



ESTABLISHED TRAIL SYSTEM



2 FOOD PLOTS & 2 REDNECK HUNTING BLINDS

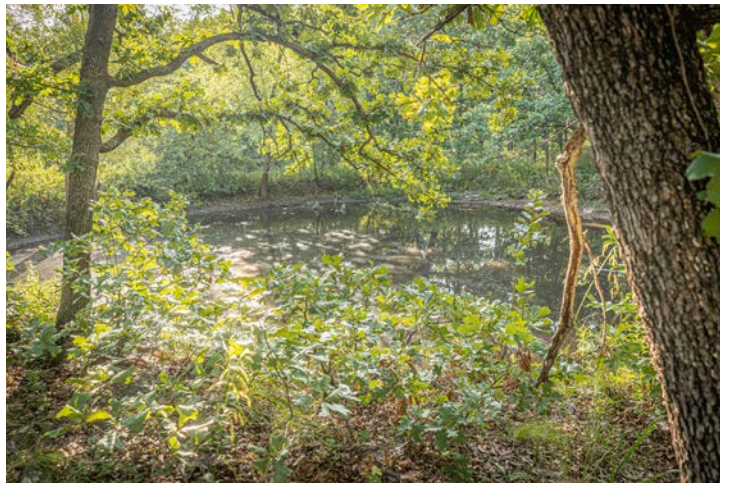
The property has been managed with wildlife in mind and includes two established food plots, along with two Redneck buck palaces that feature screened access routes for getting in and out without any disturbance.



LONG PRIVATE DRIVE



FOUR PONDS



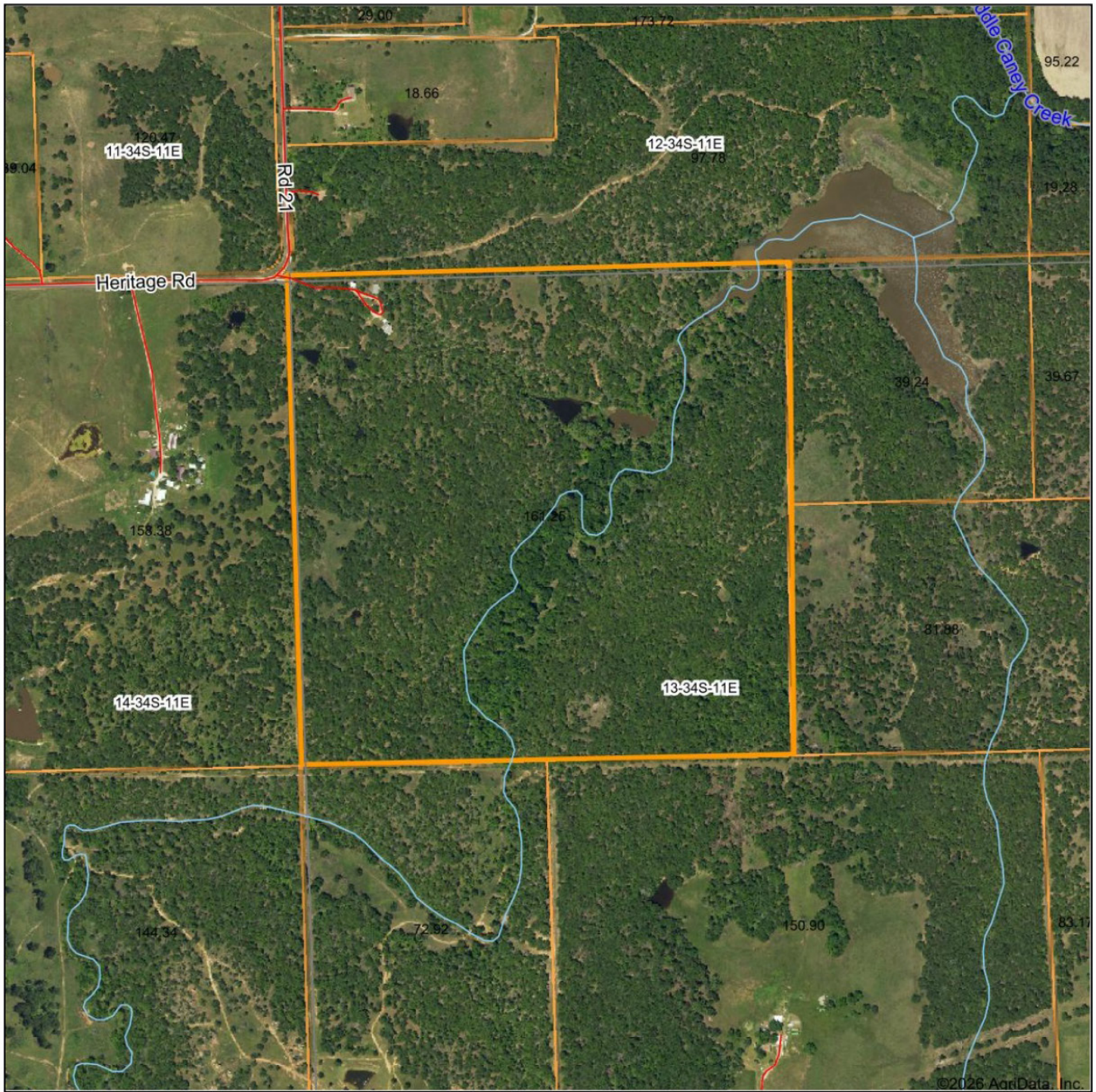
TRAIL CAM PICTURES



TRAIL CAM PICTURES CONTINUED



AERIAL MAP



Maps Provided By



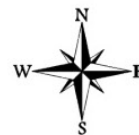
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Boundary Center: 37° 5' 39.61, -96° 9' 31.79

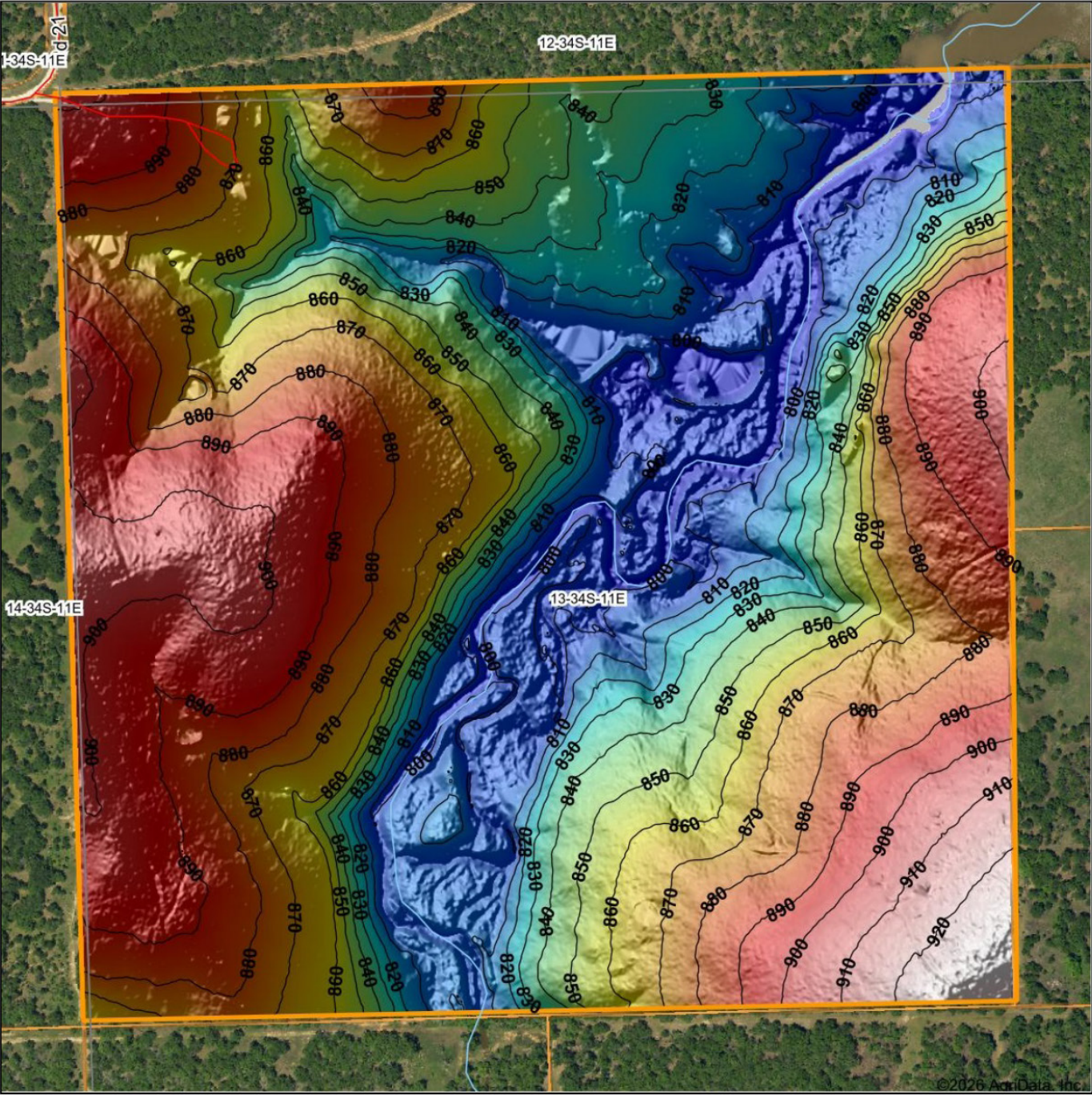
13-34S-11E
Chautauqua County
Kansas

0ft 833ft 1665ft



8/3/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 792.3

Max: 926.6

Range: 134.3

Average: 855.2

Standard Deviation: 36.48 ft

0ft 441ft 882ft

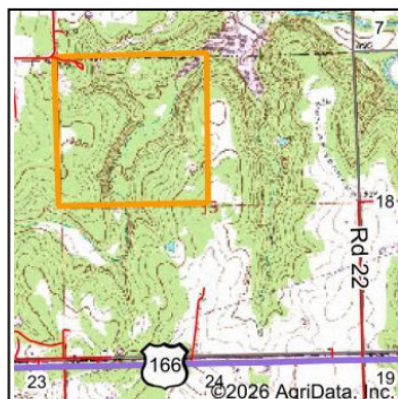
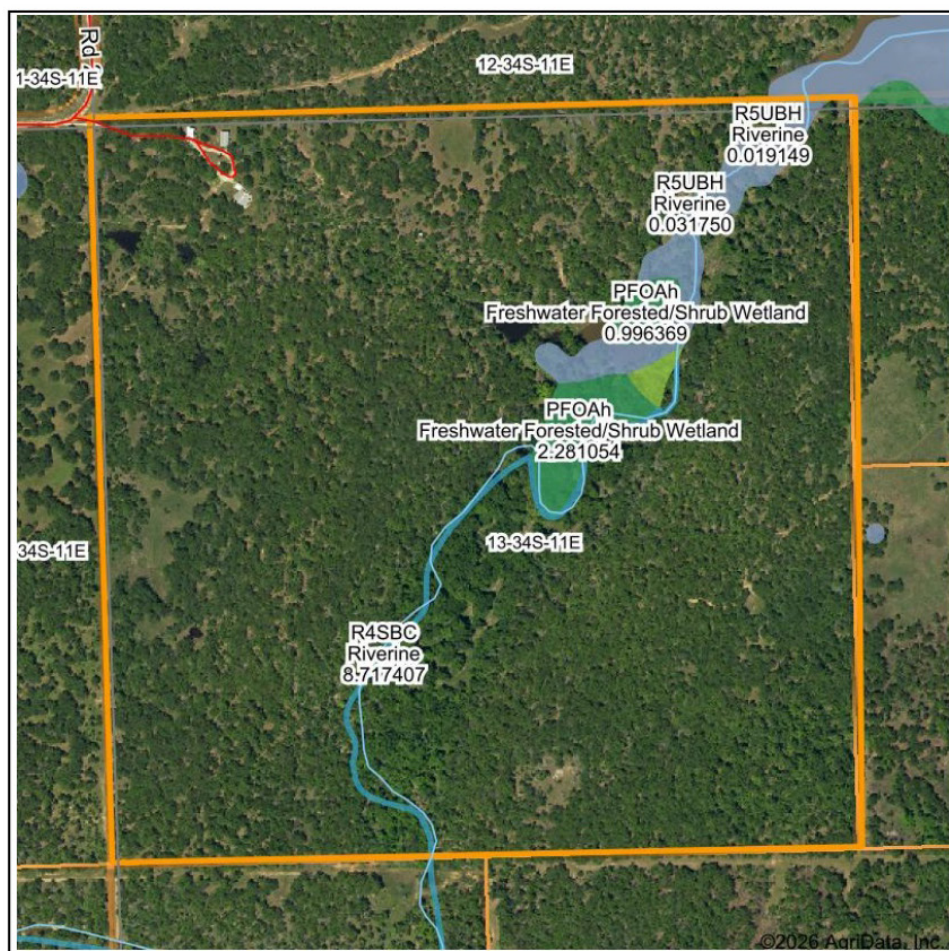


8/3/2026

13-34S-11E
Chautauqua County
Kansas

Boundary Center: 37° 5' 39.61, -96° 9' 31.79

WETLANDS MAP



State: **Kansas**
 Location: **13-34S-11E**
 County: **Chautauqua**
 Township: **Belleville**
 Date: **8/3/2026**



Maps Provided By:



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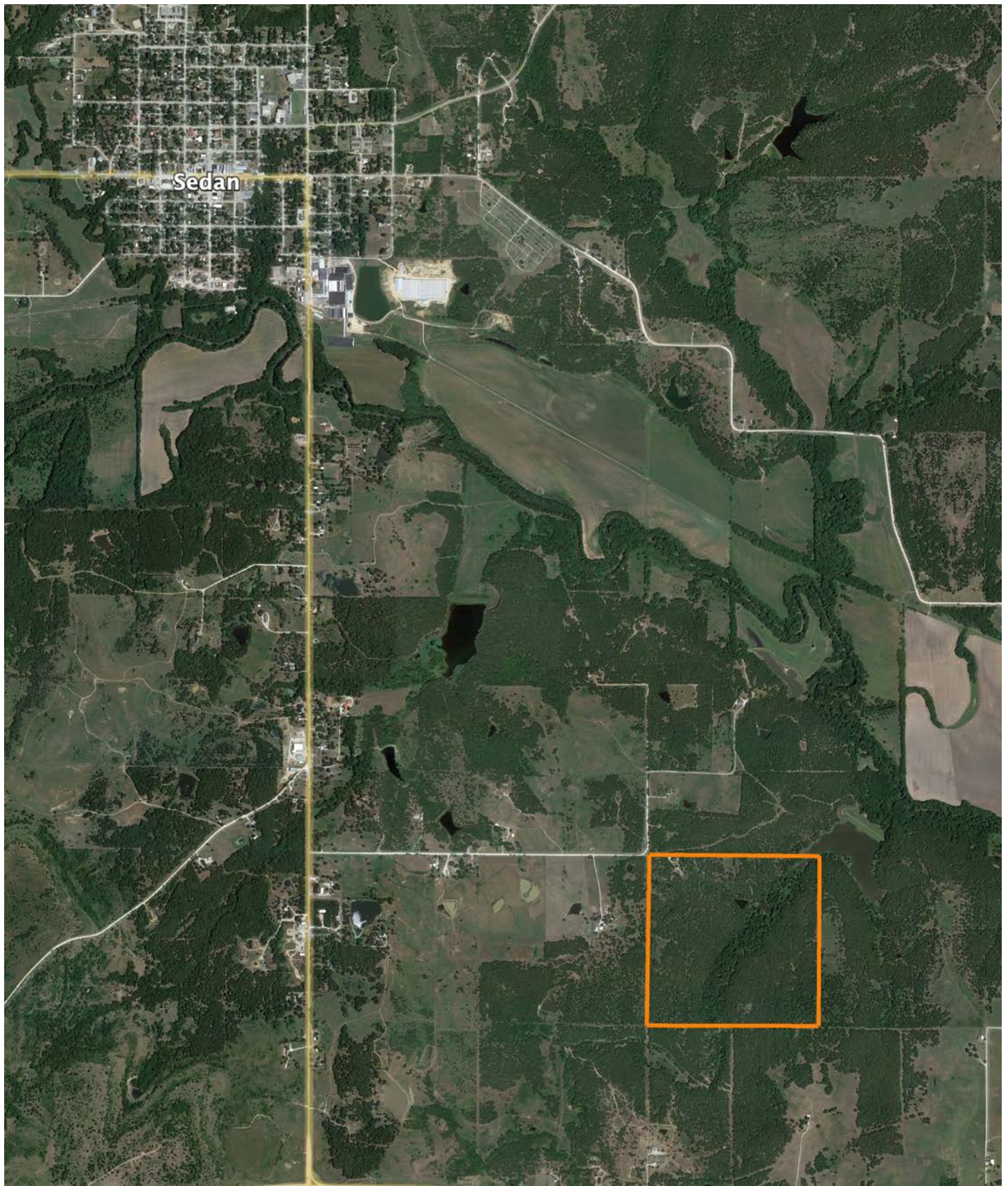


0ft 685ft 1370ft

Classification Code	Type	Acres
PUBGh	Freshwater Pond	4.03
PFOAh	Freshwater Forested/Shrub Wetland	3.28
R4SBC	Riverine	1.30
PEM1Ch	Freshwater Emergent Wetland	0.39
R5UBH	Riverine	0.05
Total Acres		9.05

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

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.



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