



MIDWEST LAND GROUP PRESENTS

192 ACRES OF HUNTING AND TILLABLE GROUND



192 ACRES
CHAUTAUQUA COUNTY
KANSAS











192 ACRES OF HUNTING AND TILLABLE GROUND

COUNTY: CHAUTAUQUA | **STATE:** KANSAS | **ACRES:** 192

Located on the Elk and Chautauqua county line, approximately four miles west of Highway 99, this 192 acre farm offers productive ground and secluded hunting habitat.

Approximately 35 acres of tillable ground provide options for crop production or future food plots. The remainder includes gently rolling pasture, native grasses, and timber. A pond and a live-water creek along the field edges add to the property's appeal.

The seller has left the soybeans standing, and well-worn deer trails run between the timber and the field. Trail camera history and wildlife inventory offer a firsthand look at the quality of deer and turkey using the farm. With food, cover, bedding areas, water, and natural travel corridors, the property offers promising hunting opportunities and several potential stand locations. The creek and adjacent fields also create an opportunity for waterfowl hunting.

Whether you're looking for a hunting farm, additional agricultural acreage, or a private place to enjoy the Kansas countryside, this tract has plenty to offer. Mineral rights are not owned by the seller and will not transfer.

PROPERTY FEATURES

- 192 acres in Chautauqua County, Kansas
- Located on the Elk and Chautauqua county line, approximately 4 miles west of Highway 99
- Approximately 35 acres of tillable ground with food plot potential
- Standing soybeans providing a current food source for wildlife
- Well-worn deer trails between the timber and fields
- Trail camera history and wildlife inventory showing the quality of deer and turkey using the farm
- Timber, native grasses, and rolling terrain offering cover and potential stand locations
- Pond and live-water creek along the field edges
- Creek and adjacent fields offering waterfowl hunting potential
- Opportunities for hunting, farming, and grazing
- Mineral rights are not owned by the seller and will not transfer

192 +/- ACRES





MATURE TIMBER





NATIVE GRASSES & ROLLING TOPOGRAPHY

Approximately 35 acres of tillable ground provide options for crop production or future food plots. The remainder includes gently rolling pasture, native grasses, and timber.























POND AND LIVE-WATER CREEK













HUNTING OPPORTUNITIES

Trail camera history and wildlife inventory offer a firsthand look at the quality of deer and turkey using the farm. With food, cover, bedding areas, water, and natural travel corridors, the property offers promising hunting opportunities and several potential stand locations.





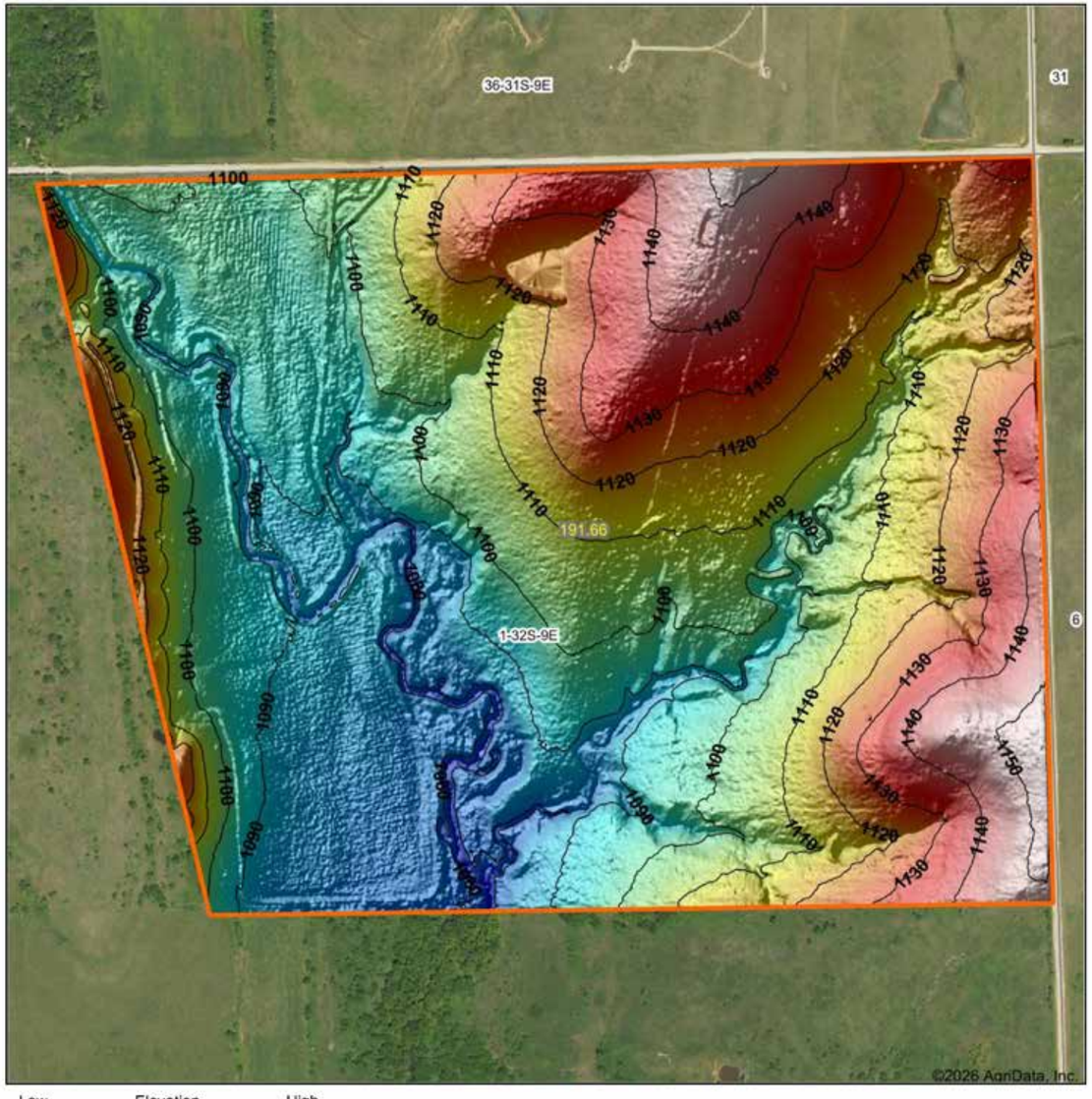




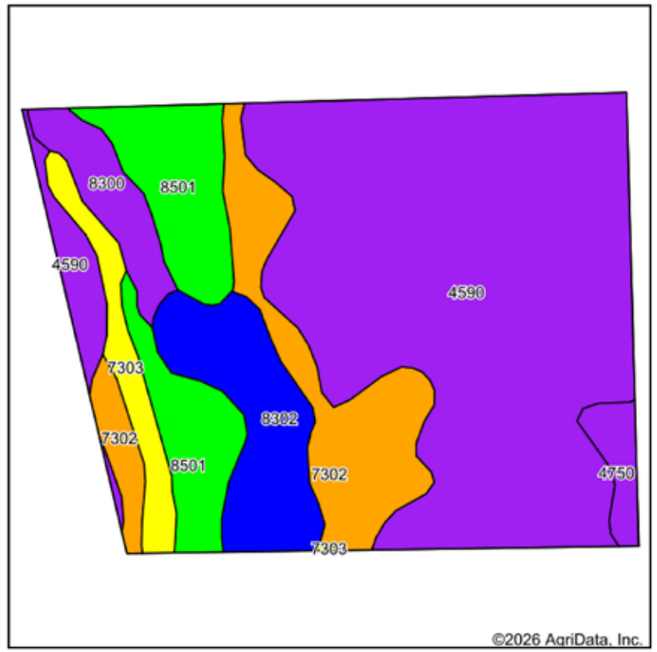
AERIAL MAP



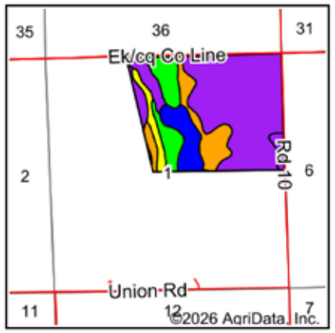
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
County: **Chautauqua**
Location: **1-32S-9E**
Township: **Center**
Acres: **191.66**
Date: **11/19/2026**

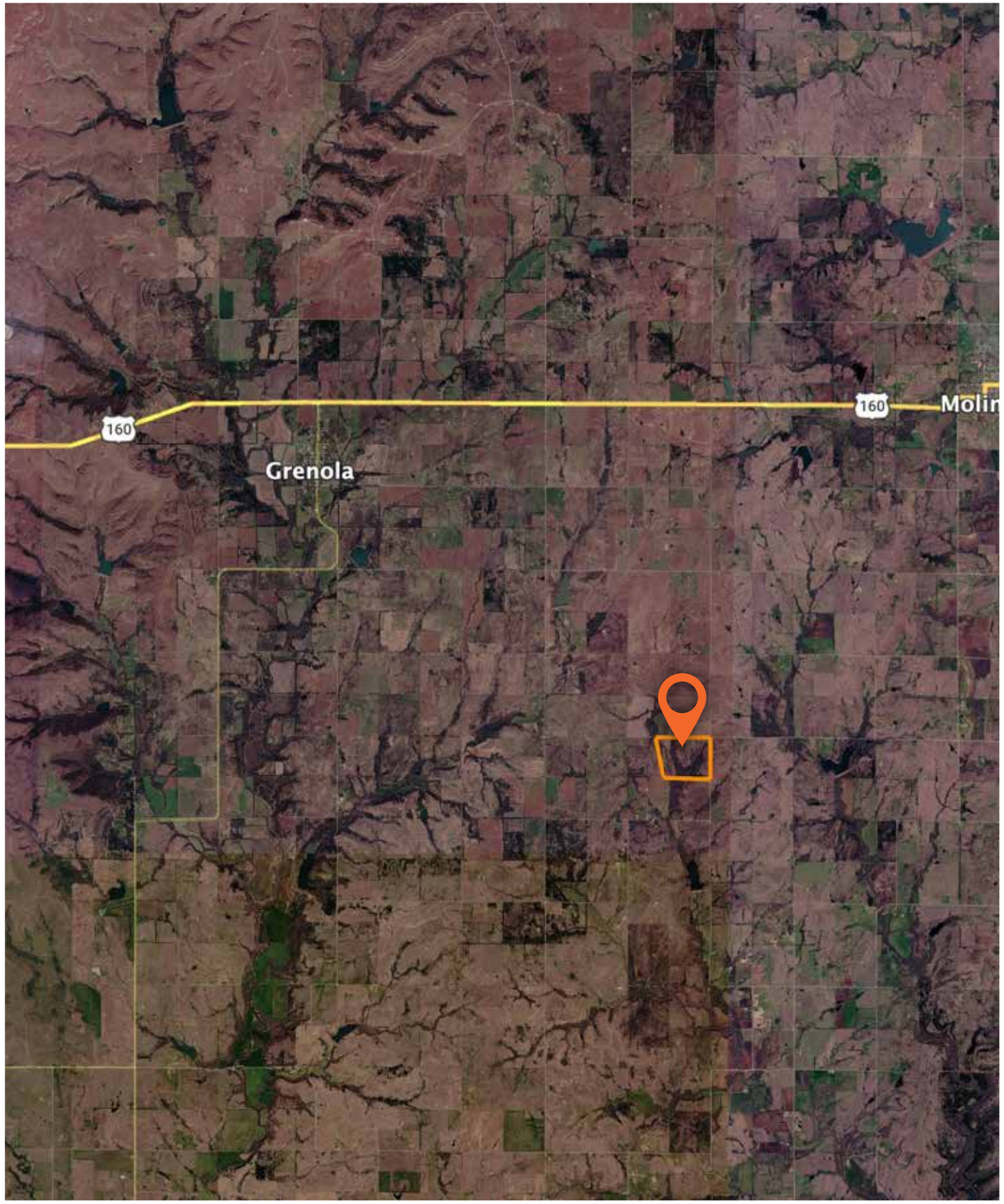
Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: KS019, Soil Area Version: 23

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
4590	Clime-Sogn complex, 3 to 20 percent slopes	106.69	55.7%		2.5ft. (Paralithic bedrock)	VIe	3310	36	32	36	33
7302	Martin silty clay loam, 3 to 7 percent slopes	24.17	12.6%		> 6.5ft.	IIIe	4935	53	45	52	49
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	23.41	12.2%		> 6.5ft.	Iw	8250	78	77	68	71
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	17.74	9.3%		> 6.5ft.	IIw	7758	82	82	63	75
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	7.95	4.1%		> 6.5ft.	IVe	4880	49	42	49	43
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	7.91	4.1%		> 6.5ft.	Vw	7668	48	48	27	39
4750	Sogn silty clay loam, 0 to 10 percent slopes	3.79	2.0%		0.6ft. (Lithic bedrock)	VIs	2655	22	20	22	17
					Weighted Average	**4.52**	**4762.1**	***n 48.3**	***n 44.6**	***n 44.3**	***n 43.9**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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