



152± Acre Kansas Hunting Property for Sale - Chautauqua County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 RR
Sedan, KS 67361

PRICE: \$600,000

ACRES: 152±

COUNTY: Chautauqua

PROPERTY HIGHLIGHTS:

- 6 acre stocked lake
- ½ acre secondary lake
- Waterfowl hunting opportunities
- Electricity onsite
- 2 car garage
- Possible food plot locations
- Abundant turkeys and deer
- Native grasses provide excellent habitat
- Wolf creek runs through property
- Rock bluffs
- Newer dock for fishing
- Mature timber
- Varied terrain

PROPERTY DESCRIPTION:

Welcome to a pristine 152-acre property that seamlessly blends convenience with nature's beauty. Nestled conveniently close to town, this remarkable waterfowl & wildlife opportunity offers something for everyone. With a 6-acre stocked lake as well as a ½ acre lake ideal for fishing enthusiasts, abundant waterfowl on the property for hunters, and power already in place, you'll find this property unlike all others. It offers lush native grass throughout the property. Wolf Creek goes through the south end of the property and it even has beautiful rock bluffs provide endless possibilities. Numerous geese and ducks have been seen on the 6 acre lake when viewing the property. It has a newer dock for fishing or swimming and is heavily wooded with mature timber throughout the property. Located just 1 hour and 45 minutes from Wichita, Kansas, and 1 ½ hours from Tulsa, Oklahoma, and it truly is something you have to see in person.



PRESENTED BY:

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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals