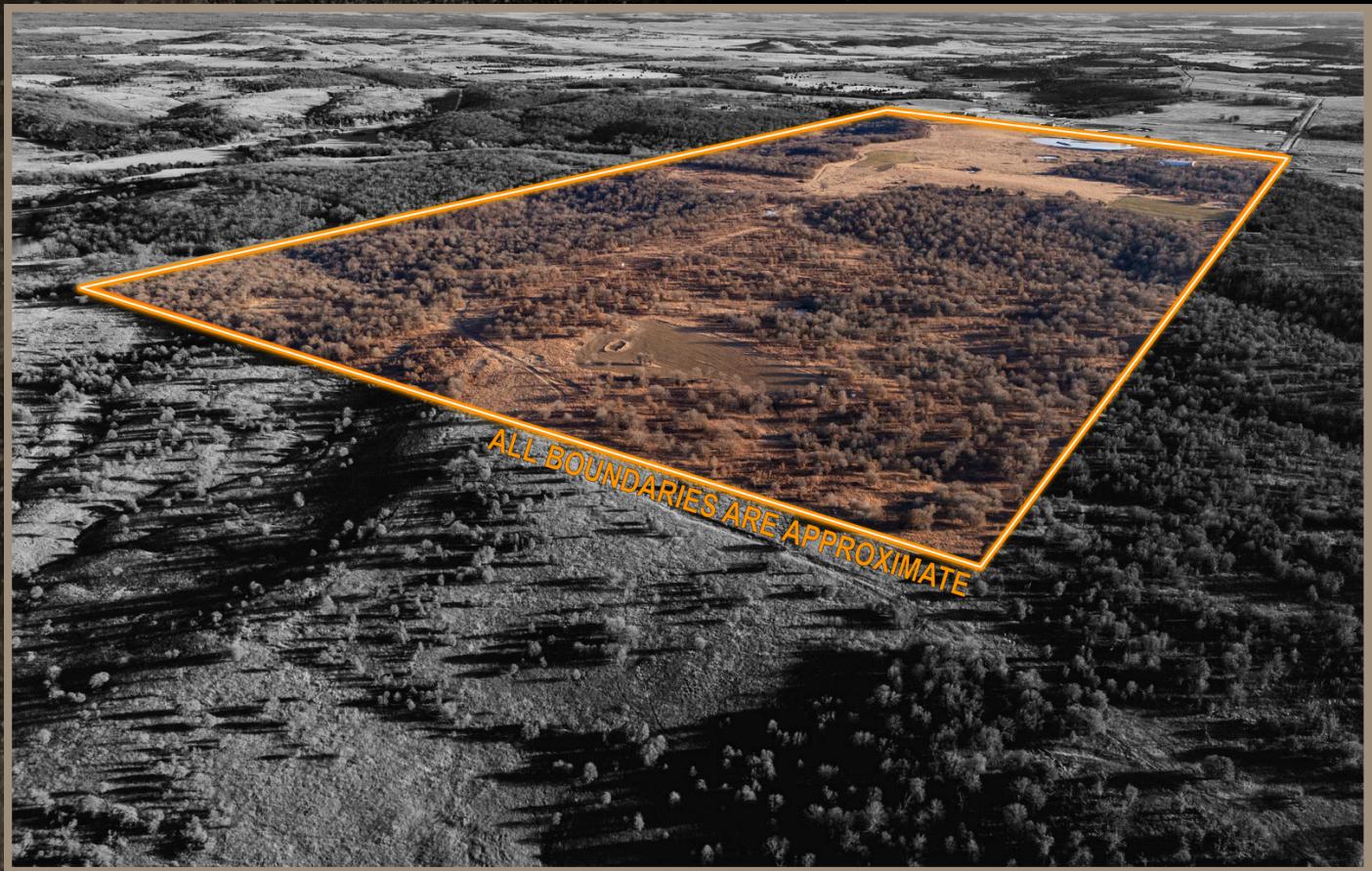




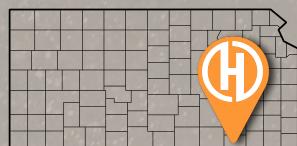
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LOCATION >

- KANSAS
- CHAUTAUQUA COUNTY



ACRES >

**320 ± ACRES**

PRICE >

**\$1,440,000**

PROPERTY FEATURES



Waterfowl



Whitetail Deer



Turkey



House

CONTACT DETAILS >

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UNITED COUNTRY REAL ESTATE - HEARTLAND LAND COMPANY (BROKER)

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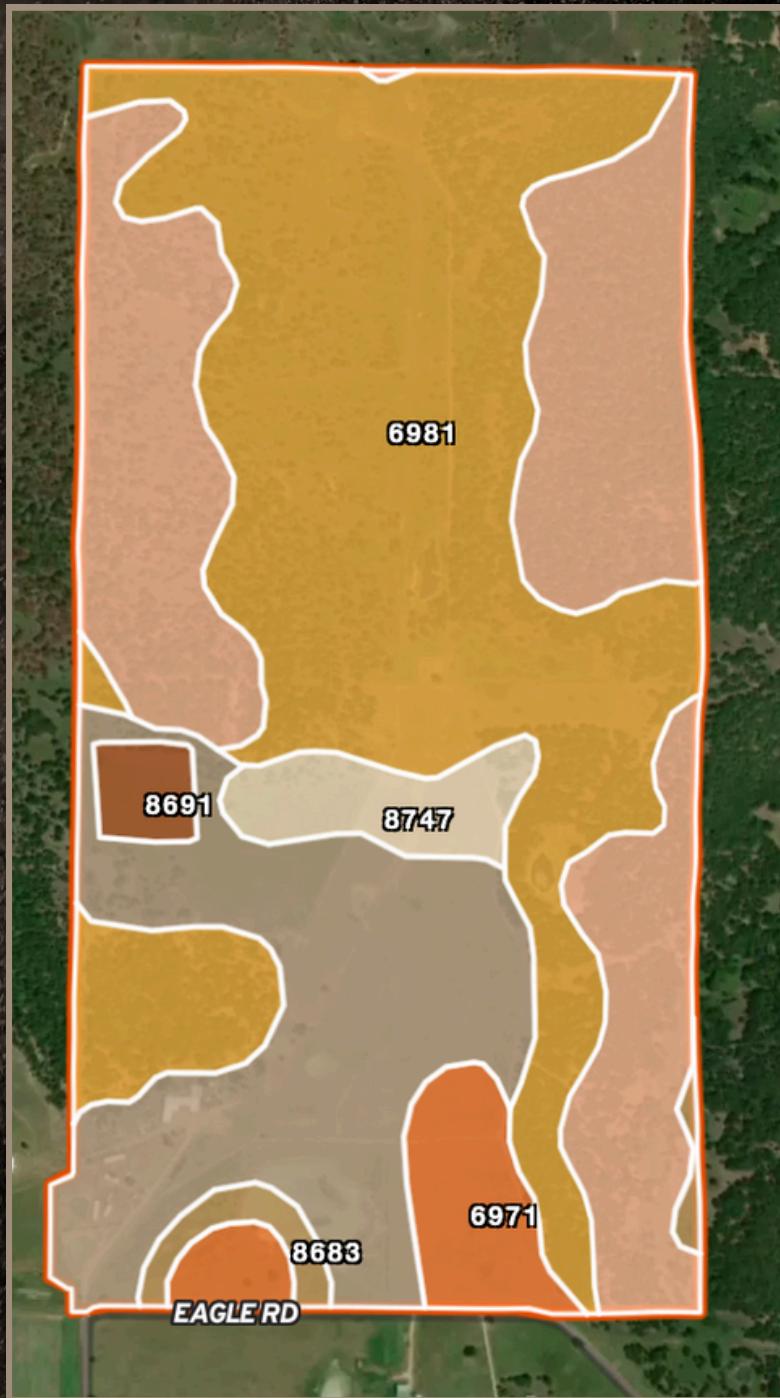
This incredible  $320\pm$  acre property is a rare opportunity to own an extremely diverse and well-rounded recreational and agricultural tract. Rolling elevation changes, a strong mix of timber, tall grasses, food plots, water and heavy cover create both scenic beauty and exceptional versatility. This tract was thoughtfully laid out with new hunting blinds, feeders and food-plots making this a killer spot to find loads of wildlife. There is nice fencing all around the property allowing for a fine cattle operation in the hunting off season if desired. The property has very well-maintained trails and interior roads throughout that allow for easy access while on the property as well. Multiple watering holes on the property make this not only a place to hide out and feed but also a place to stop and get a quick

drink when needed, making this a hard place to want to leave.

Improvements on the property are extensive and purpose-built. A rustic cabin with a stone fireplace serves as a comfortable retreat, completed by additional finished living quarters that provide flexibility for friends and family on those long hunting weekends. A large 150 x 60 steel barn and shop with electric and a spacious breezeway offers excellent space for equipment, storage, or livestock needs. The property is largely self-sustaining, featuring solar power and reliable water infrastructure, with rural water available for a future connection at the road. A high-fenced orchard benefits from a unique watering system tied into the main lake, further enhancing the land's productivity.

For the outdoor enthusiast, this property is truly turnkey. Located in hunting unit 12, it offers secluded hunting with established food plots, multiple stand locations, and strategically placed blinds. The combination of water, cover, and terrain supports an impressive population of wildlife, including whitetail deer, turkey, waterfowl, upland birds, and small game. Whether you're seeking a premier hunting property, a working ranch, or a private recreational escape with income potential, this tract delivers on all fronts in a location that remains easily accessible to major cities.





Code	Description	Acres	%	CPI	NCCPI	CAP
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	137.45	43%	-	40	6e
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	88.80	27.78%	-	34	6e
8733	Eram silty clay loam, 1 to 3 percent slopes	59.04	18.47%	-	53	3e
6971	Steedman stony clay loam, 8 to 20 percent slopes	15.23	4.76%	-	40	6e
8747	Eram-Collinsville complex, 1 to 5 percent slopes	10.34	3.23%	-	36	6e
8683	Dennis silt loam, 3 to 7 percent slopes	4.87	1.52%	-	77	3e
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	3.94	1.23%	-	67	3e





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