

**191 Acre Hunting Farm, Cabin, and Shop  
In The Famed Chautauqua Hills**  
455 RD 29  
Niotaze, KS 67355

**\$625,000**  
191± Acres  
Chautauqua County





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### **SUMMARY**

**Address**

455 RD 29

**City, State Zip**

Niotaze, KS 67355

**County**

Chautauqua County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.042515 / -96.018739

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

191

**Price**

\$625,000

**Property Website**

<https://www.mossyoakproperties.com/property/191-acre-hunting-farm-cabin-and-shop-in-the-famed-chautauqua-hills-chautauqua-kansas/28620/>



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### **PROPERTY DESCRIPTION**

Located in the beautiful Chautauqua Hills this 191 acre farm is turn key and ready for the new owners. As you enter through the pipe gates the classic blackjack oaks give way to a cabin and shop overlooking a large food plot. It is not uncommon to sit at the cabin and watch 15-20 deer feeding in the plot in the evening. On the ridge of the farm there is the cabin food plot and a hay meadow that could be made into another food source. A small pond on the ridge provides a good water source and a great place to take the kids to catch fish. As you take the trails down to the bottom side of the farm the landscape transforms from the rocky blackjack oaks, to a mature timbered bottom. The creek bottom has large mature red and white oaks, pecans and walnuts. The deer on the farm pile out of the surrounding hills to use this area as a food source. Two food plots in the bottom can be hunted on different winds and there is a box blind placed between them for a great rifle hunting spot. There is a small pond for a year round water source right in the middle of the food. A well managed trail system makes navigating the farm easy, and the rolling topography makes this farm very diverse.

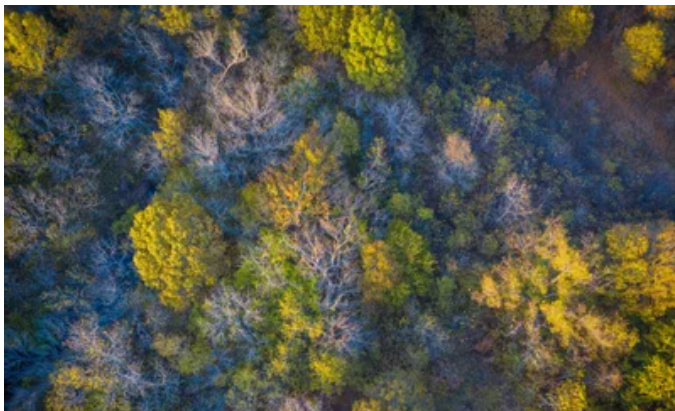
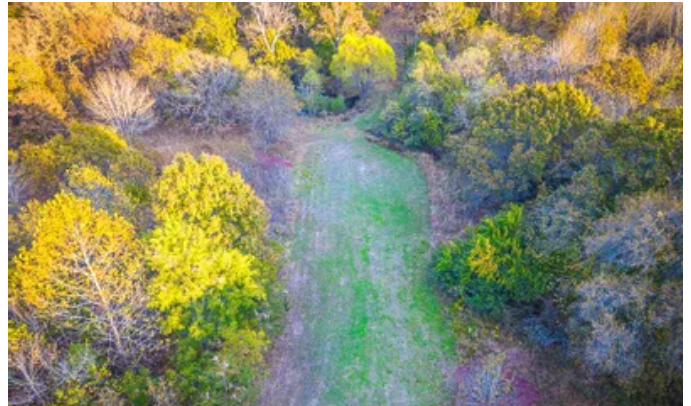
The cabin is a great addition to the farm. With an open room the bunks are on one end with a small area for relaxing and a kitchen for cooking. There is a full bathroom as well, perfect for cleaning up after working on the farm or hunting. Full utilities service the cabin and electric is ran to the 40'x60' shop. The shop has drive through bays and tall sidewalls for equipment storage. This farm is loaded with deer and turkeys, I could tell you many stories from time spent in the stand on this farm. My family and I have made many memories over the past several years and now it is time to pass this beautiful piece of property along to the next family. If you are interested in viewing this farm please contact Certified Land Specialist Kale Kitterman at [620-249-3882](tel:620-249-3882).

- Seller is directly related to the listing agent
- 191 Acres, turn key with box blinds and feeders
- Located in Eastern Chautauqua County
- 1 hr 15 min to Tulsa
- 2 hrs to Wichita
- 1 hr 45 min to Joplin
- Unit 12 has some of the highest deer densities in Kansas



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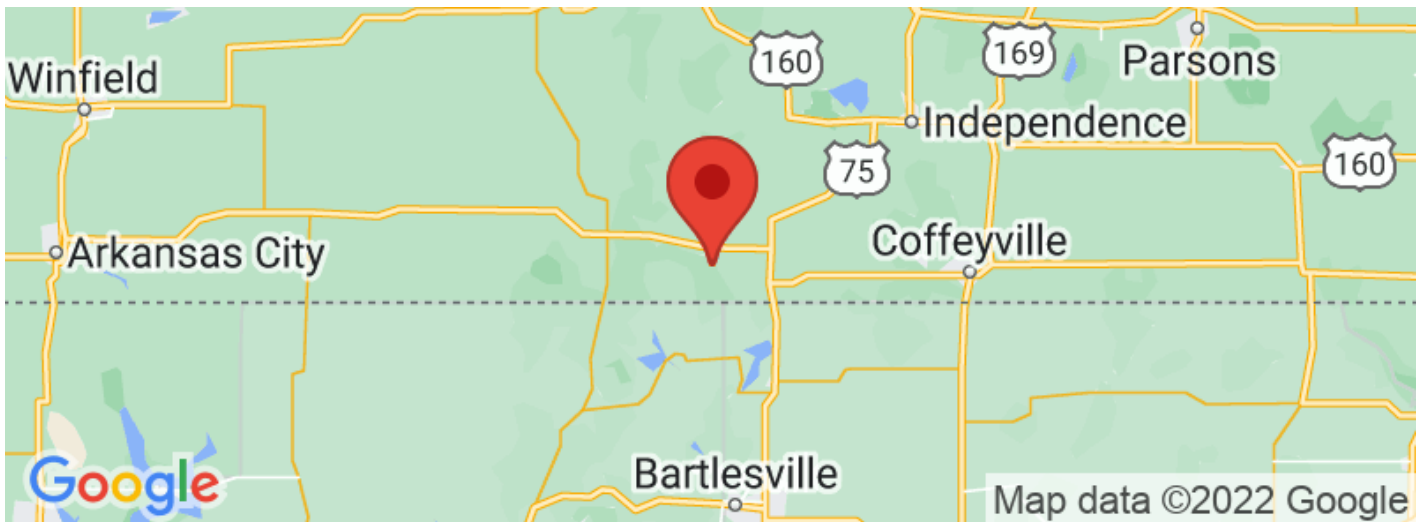
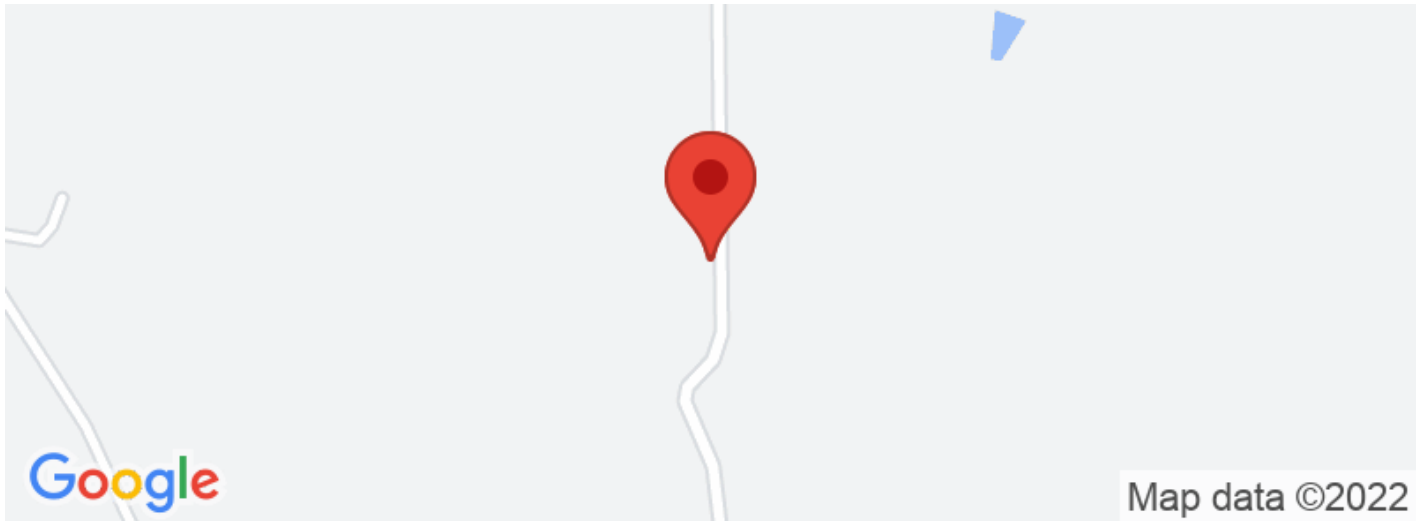
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## Locator Maps

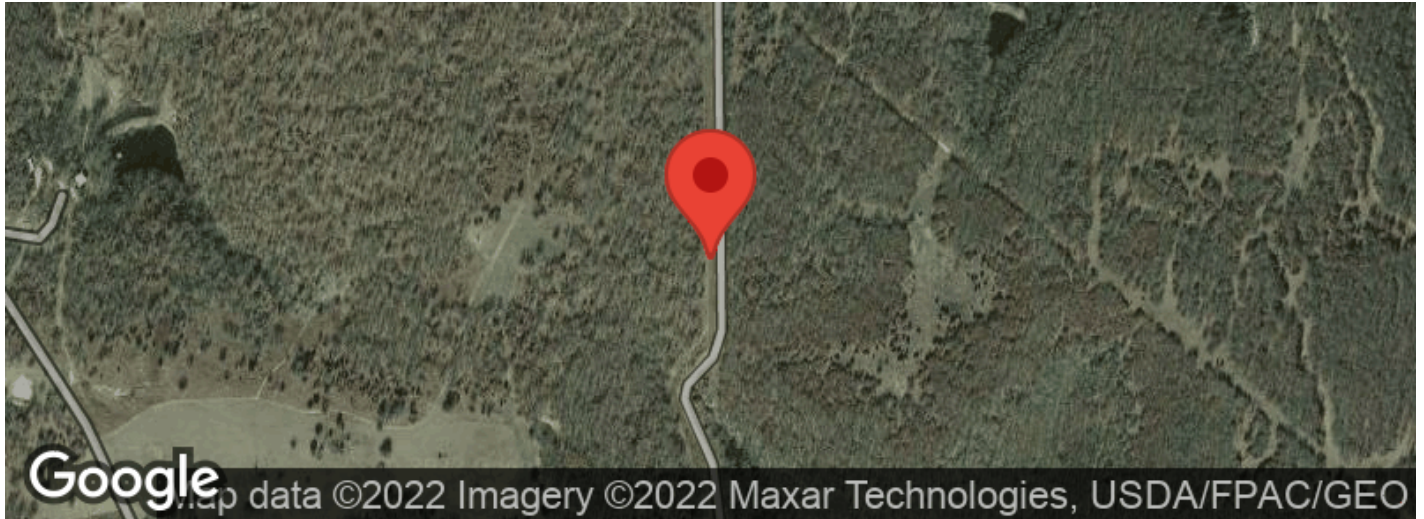




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## Aerial Maps



# 191 Acre Hunting Farm, Cabin, and Shop In The Famed Chautauqua Hills Niotaze, KS / Chautauqua County

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Kale Kitterman

### Mobile

(620) 249-3882

### Email

kkitterman@mossyoakproperties.com

### Address

1700 W 4th Street

### City / State / Zip

Oswego, KS 67356

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## NOTES

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## NOTES

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## **DISCLAIMERS**

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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**