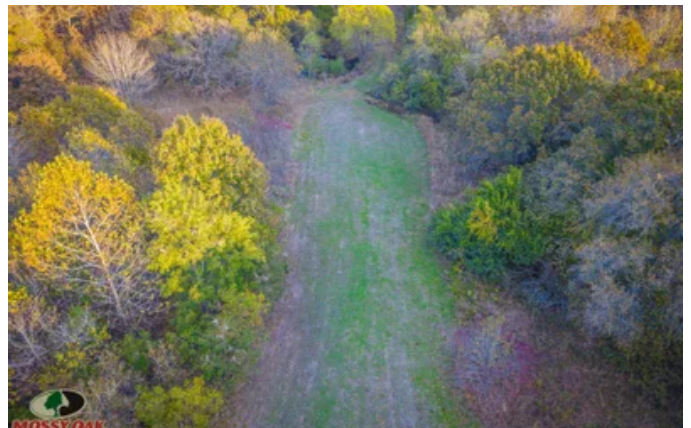


**110+/- Acre Hunting Farm For Sale in  
Chautauqua County, KS  
RD 29  
Niotaze, KS 67355**

**\$330,000**  
**110± Acres**  
**Chautauqua County**





## 110+/- Acre Hunting Farm For Sale in Chautauqua County, KS Niotaze, KS / Chautauqua County

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### **SUMMARY**

**Address**

RD 29

**City, State Zip**

Niotaze, KS 67355

**County**

Chautauqua County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.046313 / -96.018748

**Acreage**

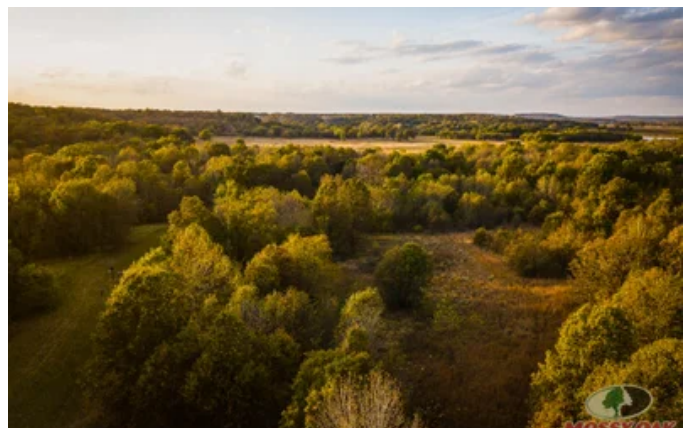
110

**Price**

\$330,000

**Property Website**

<https://www.mossyoakproperties.com/property/10-acre-hunting-farm-for-sale-in-chautauqua-county-ks-chautauqua-kansas/30998/>



## 110+/- Acre Hunting Farm For Sale in Chautauqua County, KS Niotaze, KS / Chautauqua County

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### **PROPERTY DESCRIPTION**

Located in Eastern Chautauqua County this hunting farm offers diversity and uniqueness in one package. The farm has big topography changes from the East to the West. Coming off the road the upper end of this farm is the classic black jack oak terrain found commonly in this part of the country. A well maintained road and trails make navigating the farm easy. As you head west on the pipeline road you crest to the highest point of the farm and drop off into the creek bottom. This is where the farm really shines. There is a small pond situated right in between two food plots. These plots have bow stands for different winds along with a box blind for those cold rifle season days. The bedding in the hills above these plots funnel the deer right into this bottom. On a snowy day it is quite the site to see the deer filtering through the timber to feed. Along the creek and feeder creeks stand huge mature red oak, white oak, pecan and walnut trees. These large mast producing hardwoods are harder to find in this area and really help make this farm unique. There are more trails in the bottom that allow you to drive a UTV to most areas on the farm, all while staying away from the bedding areas.

This farm boasts a big population of deer and turkey. This area of Kansas has some of the highest deer densities of any area of the state. Located just a few miles off of US 166 this farm is easy to access and is only a short drive from Tulsa, Wichita, or Joplin. If you are interested in viewing this quality hunting farm contact Certified Land Specialist Kale Kitterman at [620-249-3882](tel:620-249-3882) to schedule a showing.

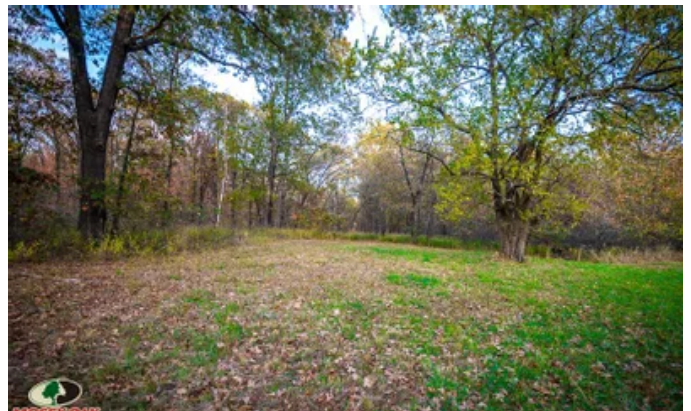
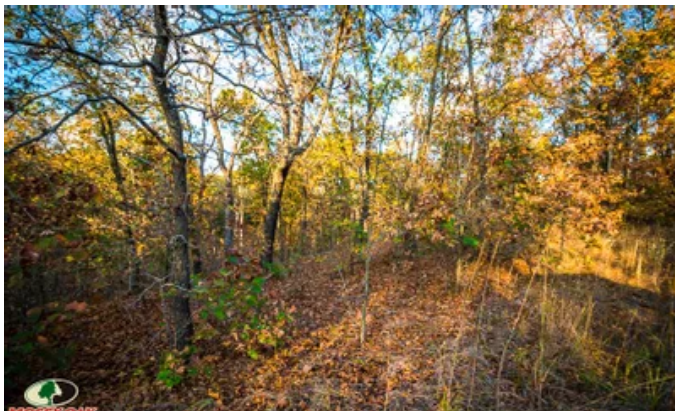
\*\*Seller is directly related to the listing agent.





**110+/- Acre Hunting Farm For Sale in Chautauqua County, KS**  
**Niotaze, KS / Chautauqua County**

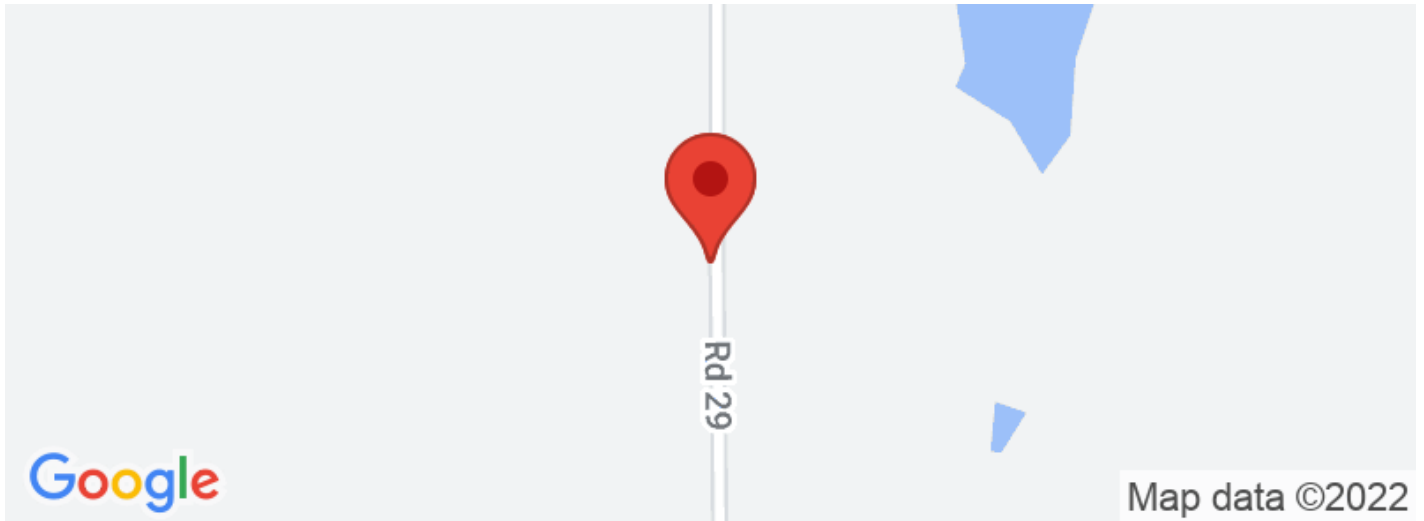
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110+/- Acre Hunting Farm For Sale in Chautauqua County, KS  
Niotaze, KS / Chautauqua County

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## Locator Maps





110+/- Acre Hunting Farm For Sale in Chautauqua County, KS  
Niotaze, KS / Chautauqua County

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## Aerial Maps



# 110+/- Acre Hunting Farm For Sale in Chautauqua County, KS 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

[illegible]



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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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**