

River Playhouse
1399 Road 23
Sedan, KS 67361

\$85,000
2± Acres
Chautauqua County



River Playhouse Sedan, KS / Chautauqua County

SUMMARY

Address

1399 Road 23

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Hunting Land, Recreational Land, Residential
Property, Riverfront

Latitude / Longitude

37.1842553 / -96.131174

Dwelling Square Feet

2400

Acreage

2

Price

\$85,000

Property Website

<https://www.mossyoakproperties.com/property/river-playhouse-chautauqua-kansas/25040/>



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PROPERTY DESCRIPTION

****PRICE CORRECTED**** Just 4.5 miles northeast of Sedan, KS, sets this remote private getaway, that sets up perfectly for family relaxation through a weekend getaway, or a full time residence.

Nestled between two large agricultural fields, the approximately 300 yard long driveway easement off an already quiet country road, ensures a peaceful and quiet getaway. With a large 80'x30' metal building set for development, the property is still a blank slate.

Designed with a 50'x30' living area with 1 walk through door, and a full concrete slab with hydronic radiant heating laid out in it. The slab also has plumbing stubbed in for 2 bathroom hookups, kitchen, as well as having rural water hooked up but not energized. There is also an electric service panel installed, but there are no current electric hookups. The 14' sidewalls offer plenty of space to allow for additional storage, lofted rooms, or vaulted ceilings.

With an open layout, you can easily walk into the attached 30'x 30' garage, with out going outside. Equipped with a 16'x8' overhead garage door and 10' sidewalls, there is plenty of storage room.

The property consists of mostly mature timber with a scenic view overlooking North Caney Creek. The small acreage property will allow for game viewing and/or hunting opportunities as the whitetail deer sign on the property is abundant. Providing some of the only adjoining cover to the neighboring agricultural fields, it is apparent that many species of animals cross through the property. In addition, North Caney Creek will provide fresh water fishing, as well as some waterfowl hunting opportunities. A partial UTV track down to the creek has been established to allow for easy access to the water, making for a perfect spot to spend many summer afternoons.

Contact Land Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@mossyoakproperties.com with any questions, or to schedule a private showing.

*2+/- Acres

*2400 Metal Building

*Concrete slab throughout

*Hydronic Radiant Heat

*Rural Water Available

*Electric Available



*Abundant Wildlife

*Secluded and Private

*350+/-yard easement driveway

*300+/- Yards North Caney Creek Frontage

*4.5 miles to Sedan KS

*45 minutes from Bartlesville, OK

*1.5 hours from Tulsa, OK

*1.75 hours from Wichita, KS

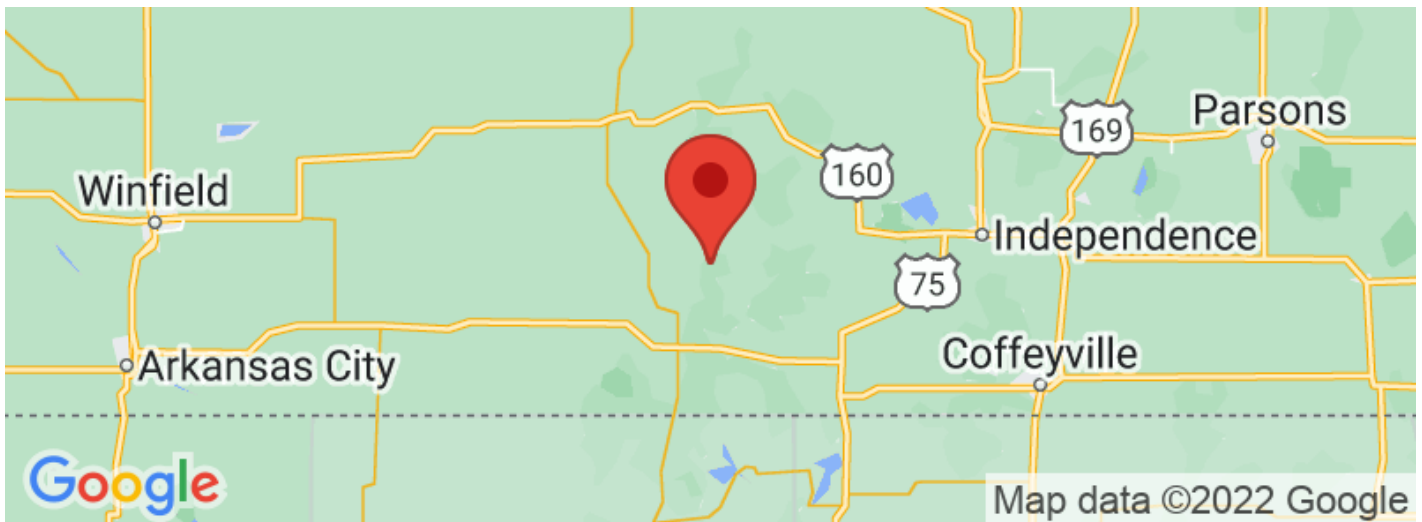
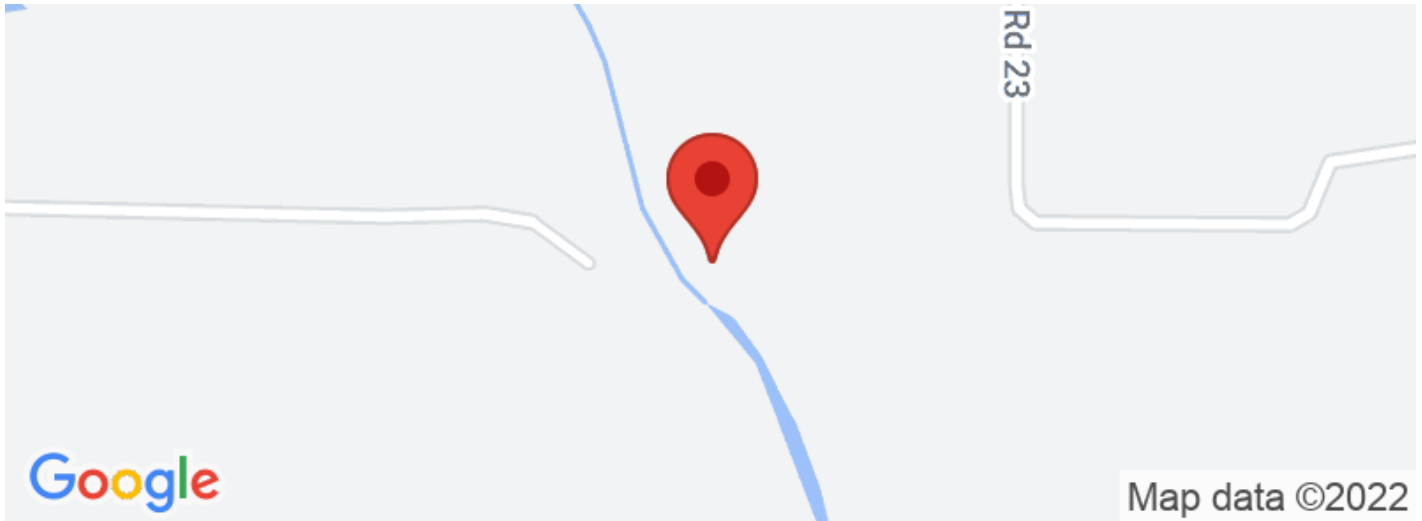


River Playhouse
Sedan, KS / Chautauqua County





Locator Maps



Aerial Maps



River Playhouse
Sedan, KS / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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Mossy Oak Properties of the Heartland

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MORE INFO ONLINE:

MossyOakProperties.com