

65 Acres with 14+ Acre Clear Water Pond – Just Outside
of Sedan, KS on Highway 99
1020 K-99
Sedan, KS 67361

\$600,000
64.600± Acres
Chautauqua County



65 Acres with 14+ Acre Clear Water Pond – Just Outside of Sedan, KS on Highway 99
Sedan, KS / Chautauqua County

SUMMARY

Address

1020 K-99

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Undeveloped Land

Latitude / Longitude

37.134225 / -96.210838

Acreage

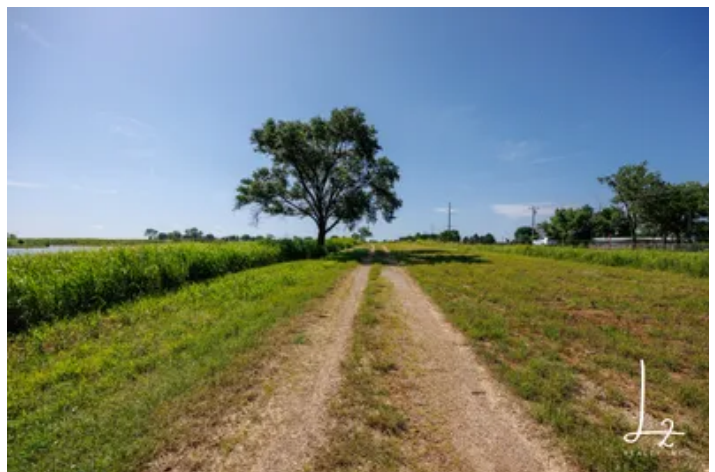
64.600

Price

\$600,000

Property Website

<https://l2realtyinc.com/property/65-acres-with-14-acre-clear-water-pond-just-outside-of-sedan-ks-on-highway-99-chautauqua-kansas/83906/>



65 Acres with 14+ Acre Clear Water Pond – Just Outside of Sedan, KS on Highway 99 Sedan, KS / Chautauqua County

PROPERTY DESCRIPTION

Tucked just north of Sedan, Kansas along Highway 99, this rare 65-acre property offers a one-of-a-kind opportunity to own a former rock quarry that's evolved into a striking recreational paradise. The centerpiece is a deep, clear-water pond spanning over 14 acres, with visibility near the shoreline that rivals many private lakes.

The steep quarry walls give way to dramatic views and pristine water, making it ideal for swimming, kayaking, fishing, or simply soaking up the serenity. Whether you're looking for a weekend retreat or a forever home, this property delivers the kind of setting that's almost impossible to replicate.

Property Features:

- 65 total acres with varied terrain and easy access right off Hwy 99
- 14+ acre deep, spring-fed pond with crystal-clear water and excellent depth
- Utilities on site: Electric service and a water well already installed
- 20x43 metal shop for storing equipment, toys, or building materials
- Multiple build sites with elevated views overlooking the water and countryside
- Paved highway frontage offers both accessibility and development potential
- Unmatched recreational opportunities with room to explore, hike, fish, and more

The combination of water, utilities, and topography makes this a prime build site for a home or cabin. Whether perched above the pond for dramatic views or tucked back in the trees for privacy, you'll have several excellent options for your dream build. Add in the convenience of being just minutes from Sedan—and less than two hours from Wichita or Tulsa—and you've got a property that's as practical as it is peaceful.

Properties with this kind of water, infrastructure, and build potential don't come along often. Water like this is hard to find—and even harder to replace.

Shown by appointment only—schedule your private tour today!

MORE INFO ONLINE:

L2realtyinc.com

65 Acres with 14+ Acre Clear Water Pond – Just Outside of Sedan, KS on Highway 99
Sedan, KS / Chautauqua County

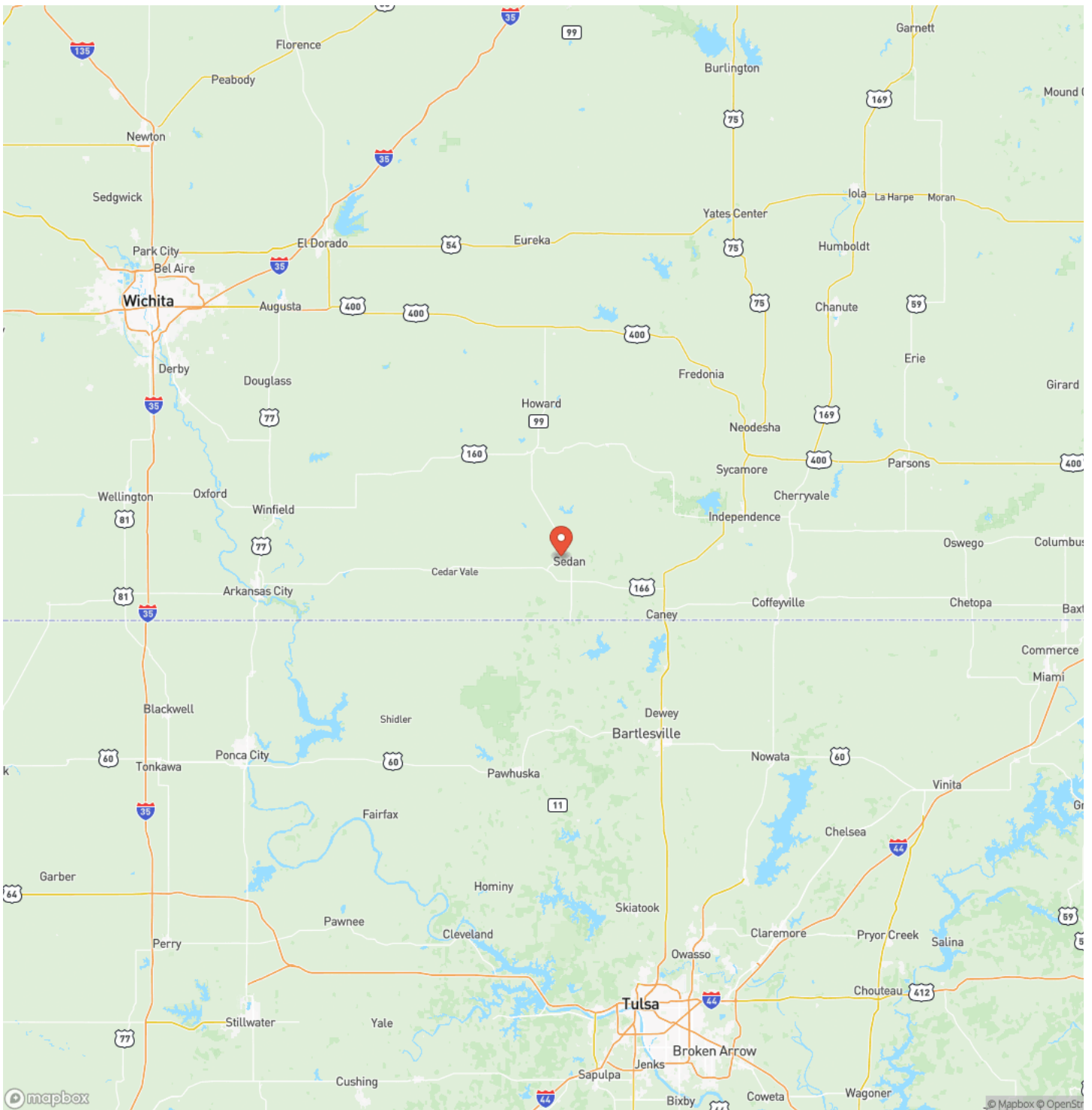


Locator Map



65 Acres with 14+ Acre Clear Water Pond – Just Outside of Sedan, KS on Highway 99
Sedan, KS / Chautauqua County

Locator Map



65 Acres with 14+ Acre Clear Water Pond – Just Outside of Sedan, KS on Highway 99
Sedan, KS / Chautauqua County

Satellite Map



**65 Acres with 14+ Acre Clear Water Pond – Just Outside of Sedan, KS on Highway 99
Sedan, KS / Chautauqua County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Kattenberg

Mobile

(620) 313-0783

Office

(620) 313-0783

Email

akattenberg@L2realtyinc.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



L2realtyinc.com

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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

