

Cabin in the Woods on 20 Acres
1096 Road 23
Sedan, KS 67361

\$193,500
20± Acres
Chautauqua County



Cabin in the Woods on 20 Acres
Sedan, KS / Chautauqua County

SUMMARY

Address

1096 Road 23

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Residential Property

Latitude / Longitude

37.141494 / -96.126231

Taxes (Annually)

912

Dwelling Square Feet

1024

Bedrooms / Bathrooms

2 / 2

Acreage

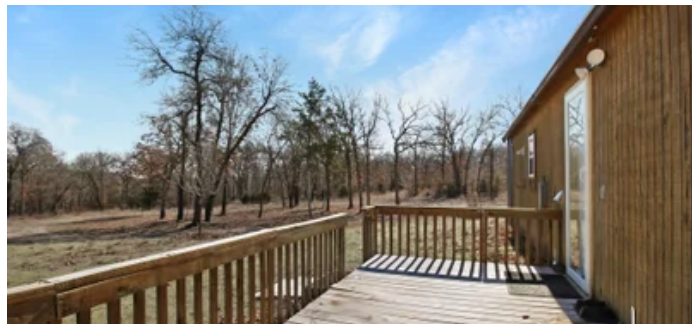
20

Price

\$193,500

Property Website

<https://l2realtyinc.com/property/cabin-in-the-woods-on-20-acres-chautauqua-kansas/36951/>



PROPERTY DESCRIPTION

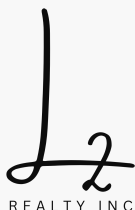
This 20 acres and cabin in the woods is like stepping into a world of your own. Once you pull in from road 23 the private drive leads you right to the cabin that has been mostly finished out. Put the final touches on this place and have a cabin getaway to the woods. The thickly covered landscape is ideal for deer hunting.

With over 1,000 Sq Ft this place is the perfect setup for a hunting camp. Finish the second bath and second bedroom and this 2 bed 2 bath cabin has endless possibilities. The kitchen cabinets and microwave are installed, and there is even a refrigerator in place that will come with the property. A Brand new Trane central heat and air has been installed and does have a parts warranty. Washer and dryer hookups are in the mud room along with the water heater. Outside storage is not a problem on this property. A connex box serves as the garage area and could be used to store a four-wheeler, stands, feeders, and anything else you might have. Then there is a prefabbed shed that is out of sight of the road and can hold even more overflow and could be used for a bunk house without utilities. Gravel has been brought in to keep you out of the mud while accessing the connex box or cabin. Invite your RV friends over and let them stay right in the front yard with two separate RV hookups that are ready to go with water and electric.

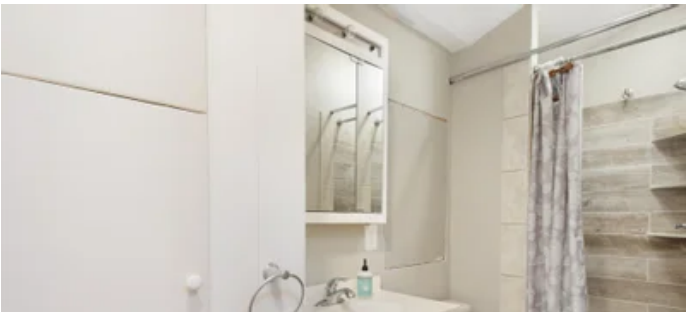
Enjoy the back deck by sitting and watching the wildlife and appreciate the quiet. The wildlife has an outstanding habitat to use on these 20 acres. Oak trees are the view you get when walking toward the back of the acreage. Your own feet crunching the leaves will automatically trigger the thoughts of hearing that same sound while hunting whitetails in the fall. Plenty of treestand and blind locations can also be found along the way. The pond is almost dry at the moment but if we get the normal good spring rains it will be a perfect spot to watch wildlife coming in for a drink. The elevation on this land is anything but flat. There is a hill on both sides that slopes down to a wet weather creek. Small openings could be utilized to plant food plots. Hunting isn't the only recreation to be had, 4 wheelers and ATVs will be right at home on this land. Using trails and making your own are all part of turning this into the property of your dreams.

This property is the perfect place to create your private getaway in the woods, and for your outdoor dreams. With a cabin, plenty of storage solutions, beautiful oak trees, and thick cover, this 20 acres has everything you need to make it your very own paradise! Whether you are looking to hunt or simply enjoy nature, this property has it all. Come and experience the peace and tranquility of a cabin in the woods! Contact Andrew Kattenberg at [\(620\) 313-0783](tel:6203130783) for showings.

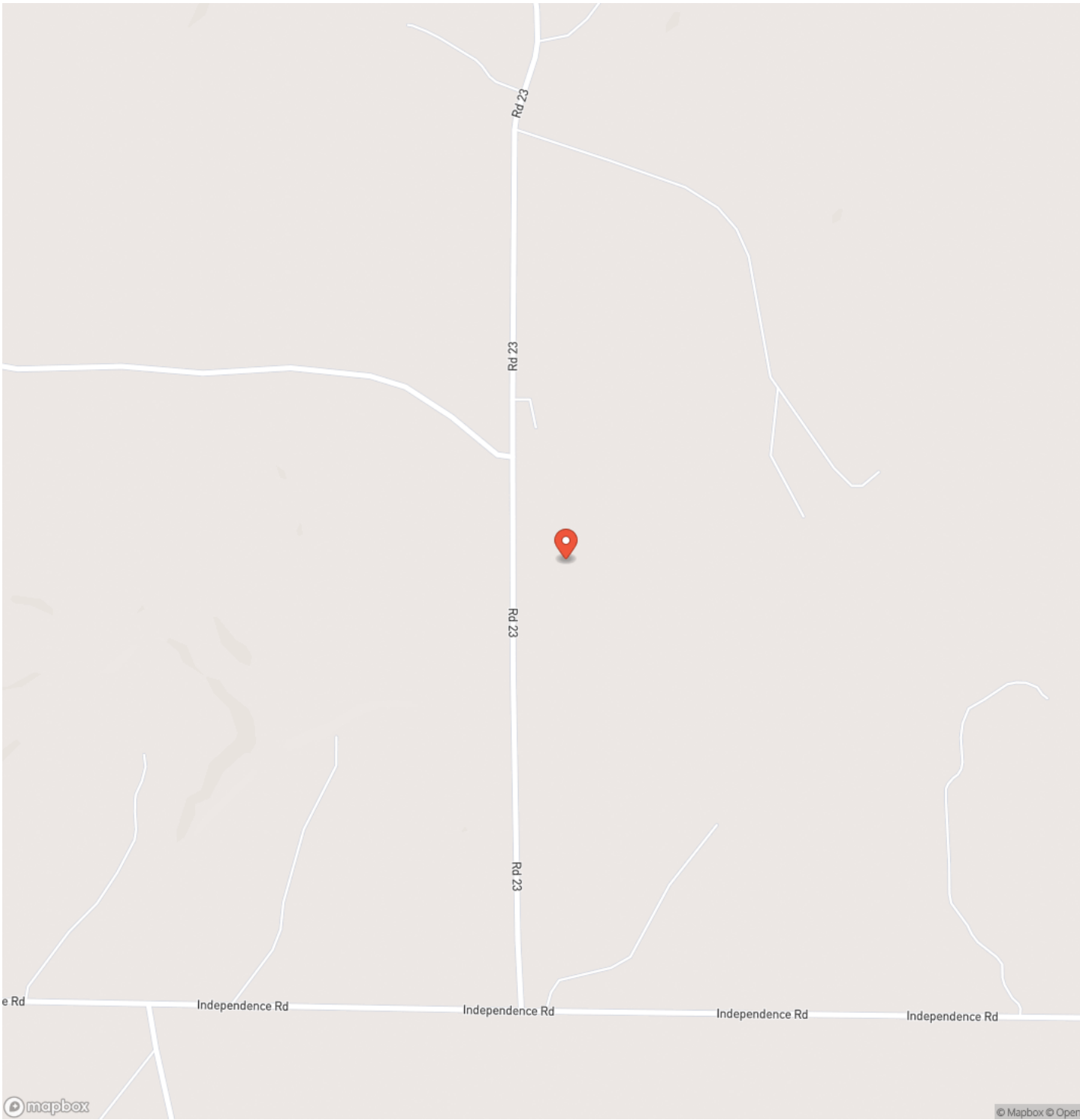
- 20 Acres with a Cabin in the Woods
- Mostly Finished Out
- Ideal for Deer Hunting
- 1,000 Sq Ft 2 Bed 2 Bath Cabin
- Brand New Trane Central Heat and Air with Parts Warranty
- Washer and Dryer Hookups in Mud Room
- Outside Storage in Connex Box and Prefabbed Shed
- Gravel to Keep Out of the Mud
- Back Deck for Enjoying Wildlife
- Oak Trees and Tree stand/Blind Locations



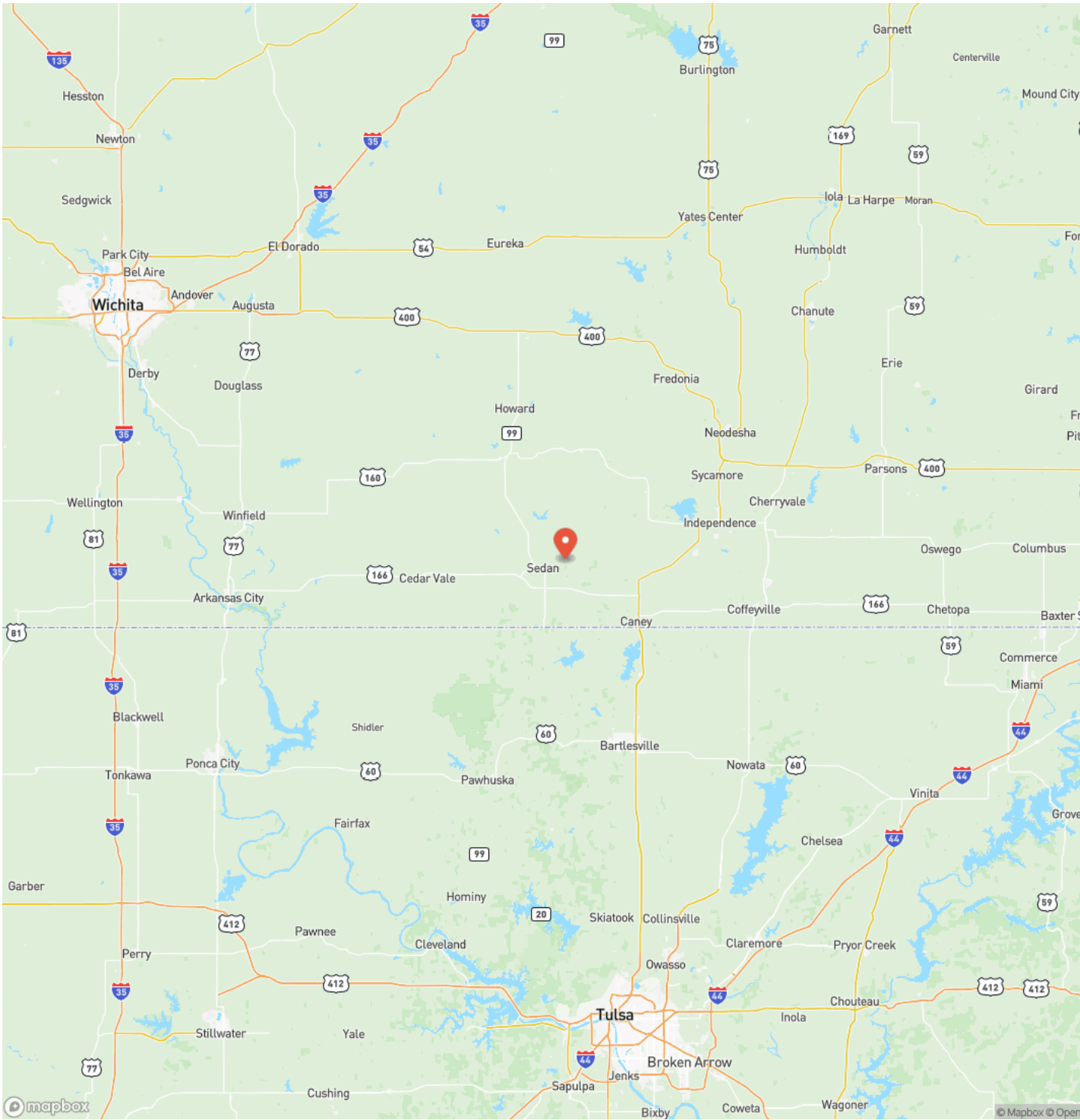
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Andrew Kattenberg

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(620) 313-0783

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(620) 313-0783

Email
akattenberg@l2realtyinc.com

Address

City / State / Zip
Cherryvale, KS 67335

NOTES

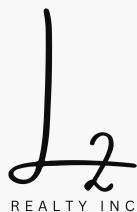
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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