

CQ/MG Dual County Estate
1121 CR 2440
Havana, KS 67347

\$1,799,999
405± Acres
Chautauqua County



CQ/MG Dual County Estate
Havana, KS / Chautauqua County

SUMMARY

Address

1121 CR 2440

City, State Zip

Havana, KS 67347

County

Chautauqua County

Type

Residential Property

Latitude / Longitude

37.09375 / -95.965104

Dwelling Square Feet

2415

Bedrooms / Bathrooms

3 / 2.5

Acreage

405

Price

\$1,799,999

Property Website

<https://l2realtyinc.com/property/cq-mg-dual-county-estate-chautauqua-kansas/78115/>



PROPERTY DESCRIPTION

This 406± acre estate, spanning both Chautauqua and Montgomery Counties, is a true gem for outdoor enthusiasts or those seeking a private retreat. Featuring a custom-built 1.5-story lodge, the property offers 2,415 sq. ft. of total living space, including 3 bedrooms, 2.5 bathrooms, and a spacious 1,380 sq. ft. main floor. With its custom rock fireplace and exposed beams, the lodge delivers rustic charm paired with modern luxuries such as granite countertops and a hot tub. Recent updates, including new siding and a roof, make this home ideal for full-time living or a weekend/hunting getaway. Additional features include an 864 sq. ft. attached garage, a safe room, a sunroom, and a gated, paved driveway that leads to the scenic setting of the home.

Designed with both recreation and functionality in mind, the land boasts 8 ponds, an internal trail system, multiple elevation changes, and stunning scenic views. The heavily wooded terrain includes mature post oak timber—an uncommon find in this area. A variety of ecosystems span the property, from brushy blackjack oak stands and cedar thickets to mature post oak forests and bottom-ground softwoods, offering something for every outdoorsman.

Several wet-weather drainages wind through the landscape, forming natural funnels and pinch points perfect for bowhunting. A standout feature for hunters is the pair of established food plots—one 2-acre and one 6-acre—with room to expand or add more. These food sources, combined with the seclusion and timber, greatly enhance the property's appeal to wildlife. Located in an area where destination ag fields are limited, this property benefits from nearby farmland to the south, increasing the chances of wildlife travel and bedding within its boundaries.

The property sits along a lightly traveled gravel road and has only 0.6 miles of public road frontage, offering privacy and seclusion. With minimal hunting pressure in recent years, the thriving whitetail population is evident through visible sign and frequent sightings. In addition to hunting, the 8 stocked ponds provide excellent freshwater fishing and peaceful spots for camping, elevating the property's recreational value.

For ranching or operational needs, the property is perimeter-fenced and includes working pens and a loafing shed—ideal for cattle or horses. A 42x80 metal building with a concrete floor provides ample storage, while a 25x25 insulated metal building also with concrete flooring offers additional storage or the potential to convert into a bunkhouse for guests. A decorative waterfall pond and fire pit add a peaceful, relaxing touch to this already serene landscape.

Whether you're seeking a hunting paradise, a working ranch, or a private countryside escape, this property presents a rare opportunity to own a truly one-of-a-kind piece of Kansas. Don't miss your chance—schedule a private showing today by contacting Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881).

*406±/- Total Acres

*200±/- Acres Chautauqua County, KS

*206±/- Acres Montgomery County, KS

*1988 1 1/2 Story Custom Lodge

*1380 Main Floor Living SqFt

*2415 Total SqFt Living Are

*3 Bedroom

*2.5 Bath

*Sunroom

*New siding

MORE INFO ONLINE:

L2realtyinc.com

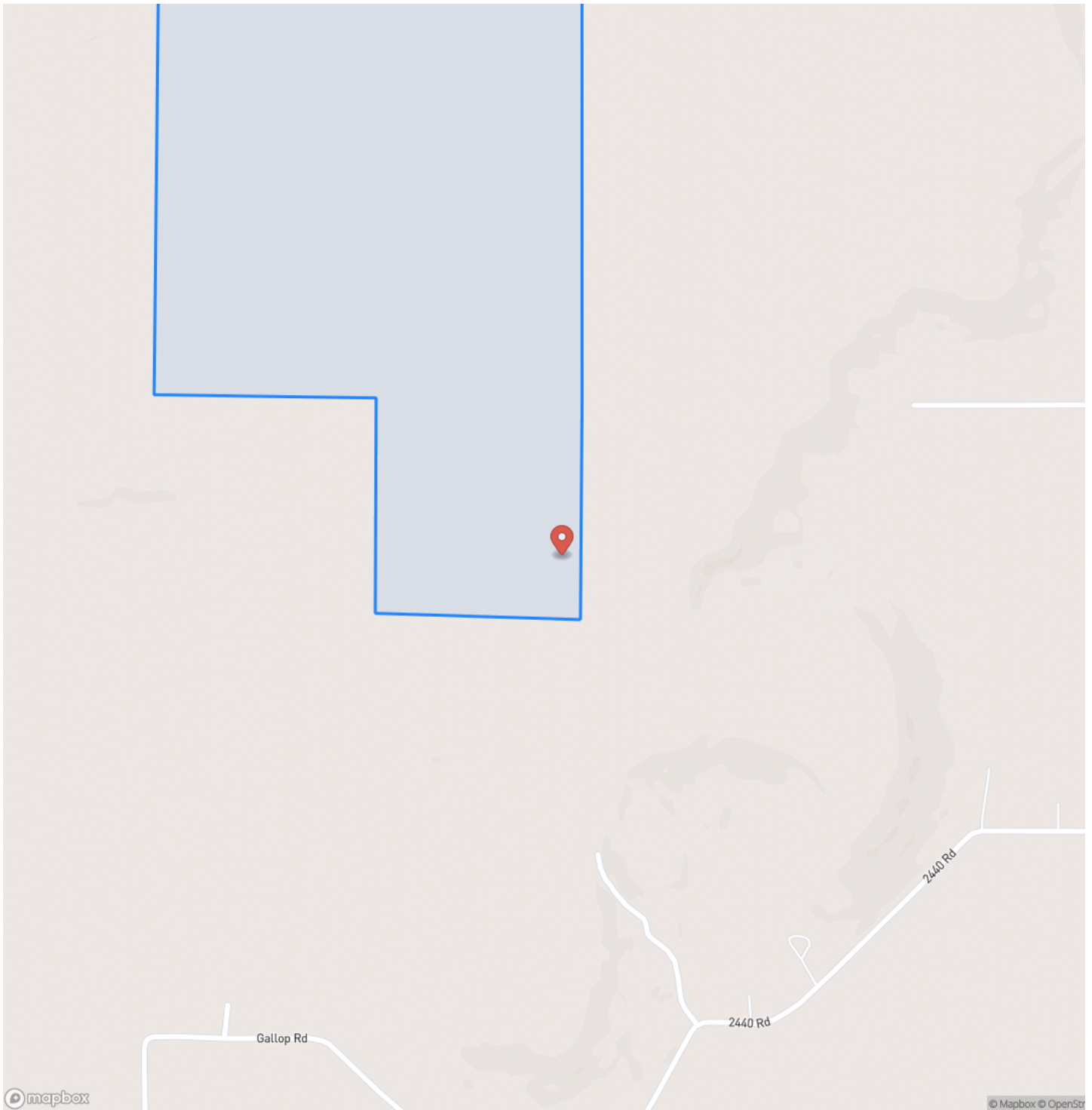
- *New Roof
- *Hot Tub
- *864 SqFt Attached Garage
- *Safe Room
- *42x80 Metal Building
- *Concrete
- *Electric
- *Sliding Doors
- *25x25 Metal Building
- *Concrete
- *Electric
- *Insulation
- *Overhead Door
- *Walk Door
- *Gated and Paved Drive
- *Decorative Waterfall Pond
- *Internal Trail System
- *6 acre Food Plot
- *2 Acre Food Plot
- *8 Ponds
- *Multiple Elevation Changes
- *Scenic Views
- *Mature Timber
- *Heavily Wooded
- *Trophy Whitetail Deer Hunting Opportunities
- *Turkey Hunting Opportunities
- *Freshwater Fishing Opportunities
- *Perimeter Fenced
- *Working Pens
- *Mineral Rights Transfer



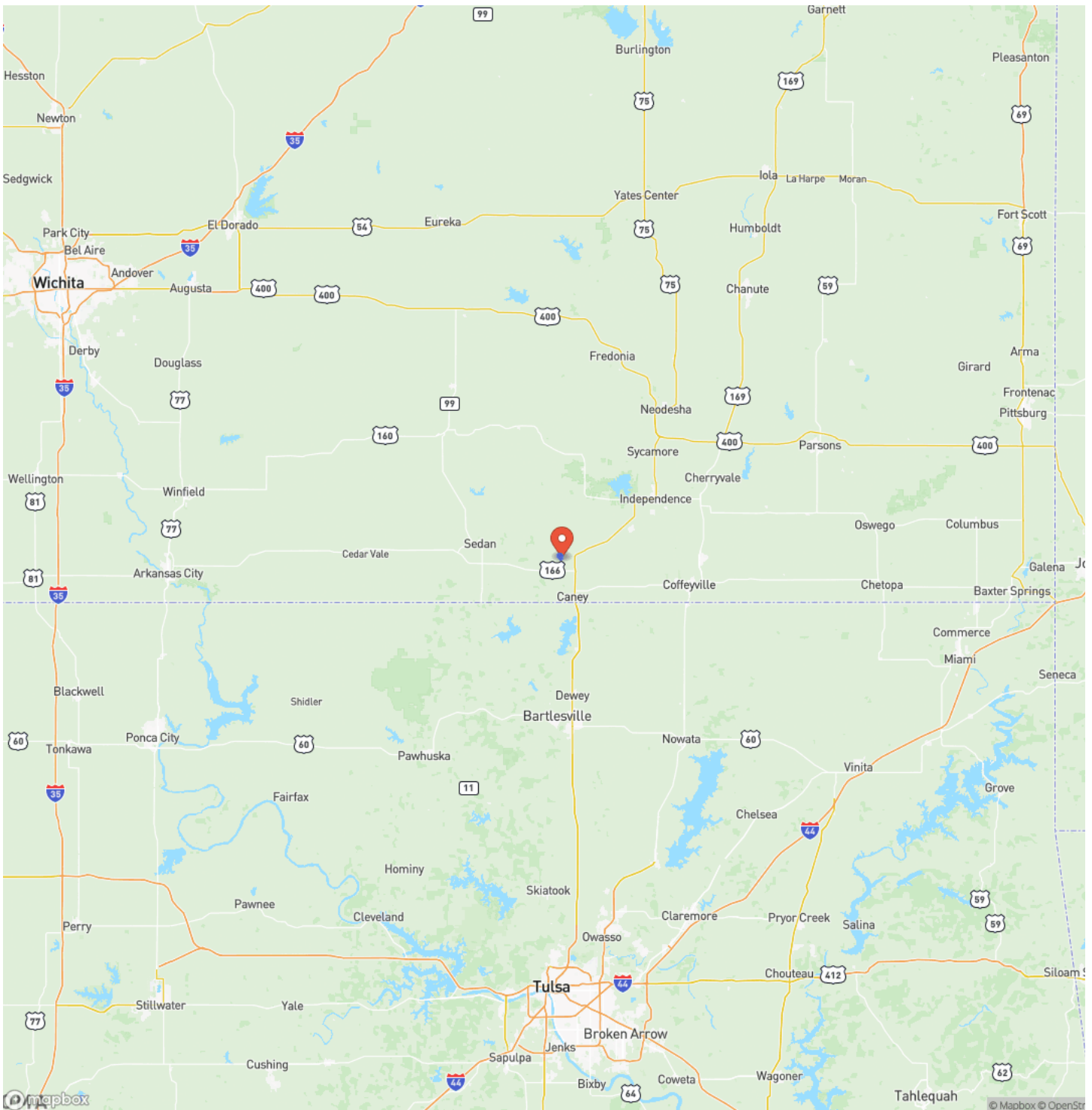
CQ/MG Dual County Estate
Havana, KS / Chautauqua County



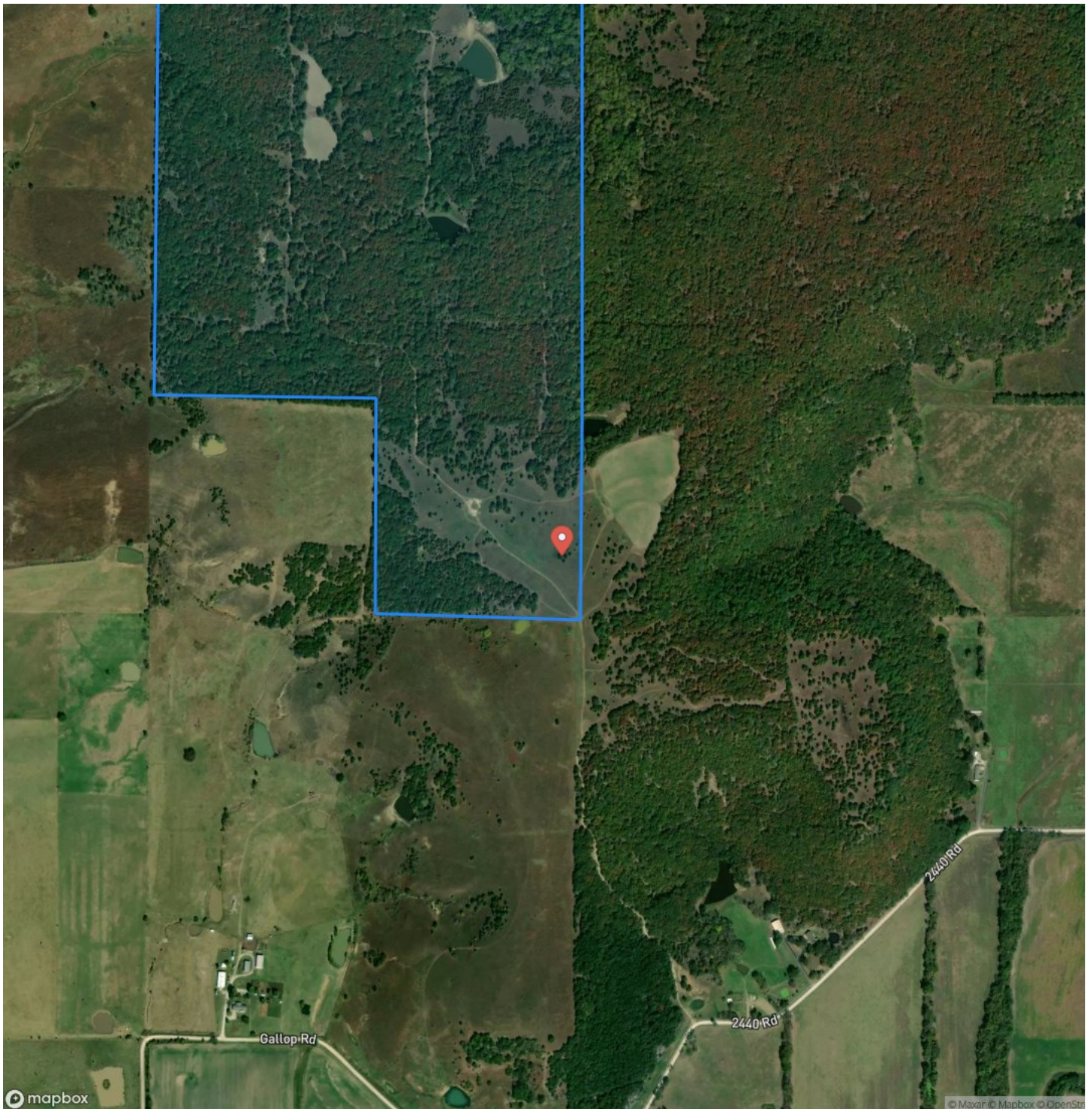
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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

