

**160+/- Rolling Acres with Private Farm House in
Chautauqua County
2046 Frontier Rd Tract 3
Sedan, KS 67361**

\$589,000
160± Acres
Chautauqua County



**160+/- Rolling Acres with Private Farm House in Chautauqua County
Sedan, KS / Chautauqua County**

SUMMARY

Address

2046 Frontier Rd Tract 3

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Undeveloped Land, Residential Property

Latitude / Longitude

37.07265 / -96.17693

Dwelling Square Feet

1306

Bedrooms / Bathrooms

3 / 1

Acreage

160

Price

\$589,000

Property Website

<https://l2realtyinc.com/property/160-rolling-acres-with-private-farm-house-in-chautauqua-county-chautauqua-kansas/77374/>



160+/- Rolling Acres with Private Farm House in Chautauqua County Sedan, KS / Chautauqua County

PROPERTY DESCRIPTION

This stunning 160+/- acre property offers the perfect blend of country living, agricultural opportunity, and outdoor recreation. Nestled down a secluded half-mile dead-end road, this charming 1925 farmhouse provides 1,306 sq. ft. of living space, featuring 3 bedrooms and 1 bathroom. Whether you're looking for a weekend retreat, a camp house, or a full-time residence, this home's private setting ensures peace and quiet, with no neighboring houses in sight. Despite its seclusion, it remains conveniently located just over 3 miles from Sedan, KS, and only a half-mile from the HWY 99 and HWY 166 junction.

Complementing the farmhouse are several functional outbuildings, including a detached 20x22 one-car garage with a workbench, a large 40x72 storage shed, a 16x22 barn, and a storm cellar for added security. With rural water and easy highway access, this property offers the perfect mix of country charm and modern conveniences.

The land itself is a rare find, featuring a combination of open grazing areas and thick timber, making it ideal for ranching, hunting, or simply enjoying the scenic beauty of the rolling landscape. Multiple elevation changes provide picturesque viewpoints overlooking various parts of this and neighboring properties. Fenced and cross-fenced for livestock, the property includes three ponds, a natural spring, and terrain that offers potential for enlarging existing water features or creating a new one.

For hunting enthusiasts, the dense brush and diverse habitat offer excellent opportunities for whitetail deer and quail hunting. Multiple drainages run throughout the property, and abundant wildlife signs can be found everywhere. Having not been hunted in recent years, this land is primed to be crafted into a wildlife haven. Through selective brush removal, a new owner could strategically shape wildlife movement, create food plots, or establish supplemental feeding stations.

Don't miss this rare opportunity to own a truly versatile piece of land with unmatched privacy, breathtaking views, and incredible potential. The rolling topography makes the property feel even larger than its acreage suggests and must be experienced in person. Schedule a showing today with Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2realtyinc.com

*160+/- Acres

*1925 Farm House

*1306 Sq. Ft.

*3 Bedroom

*1 Bathroom

*Detached one car garage with work bench

*40x72 Storage Shed

*20x22 Lean-to

*16x22 Barn

*Storm Cellar

*Fenced and Cross-fenced

*Grazing Opportunities

*3 Ponds

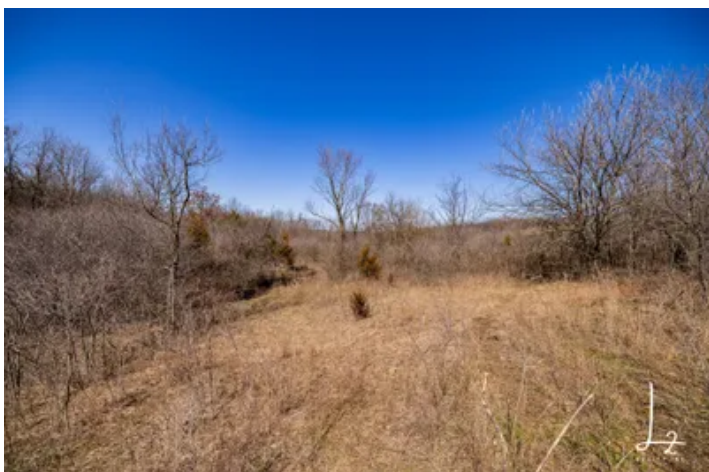
MORE INFO ONLINE:

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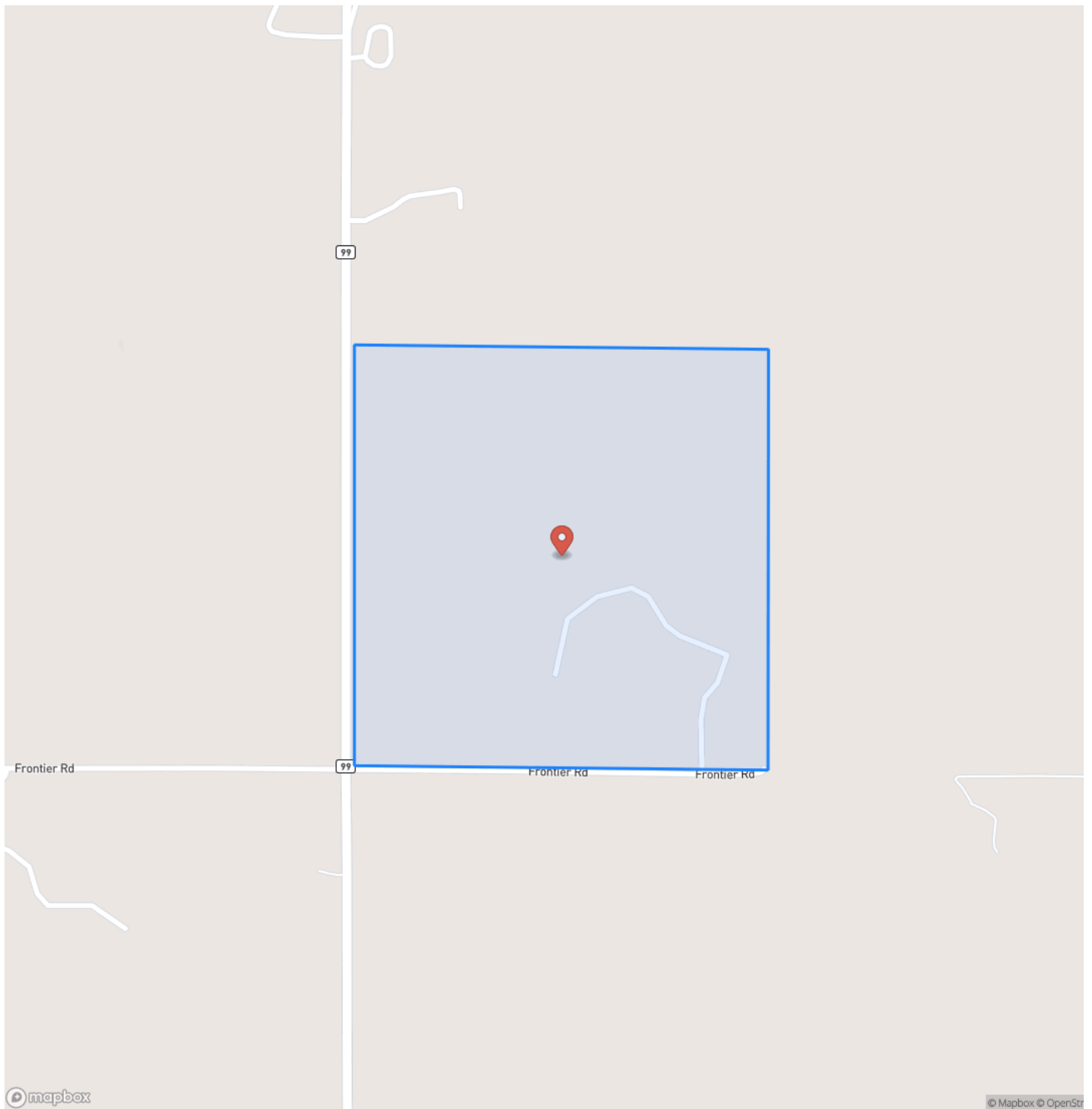
- *Spring
- *Thick Timber
- *Whitetail Deer Hunting Opportunities
- *Quail Hunting Opportunities
- *Elevation Changes
- *Scenic Views
- *HWY 99 Frontage
- *Easy Access
- *Homesite located down a 1/2 mile dead-end road
- *Private location
- *No neighboring houses
- *Rural Water
- *Just over 3 miles from Sedan, KS
- *1/2 mile from HWY 99 and HWY 166 Junction
- *50 minutes from Bartlesville, OK
- *1 Hr and 30 min from Tulsa, OK
- *1 Hr and 45 min from Wichita, KS



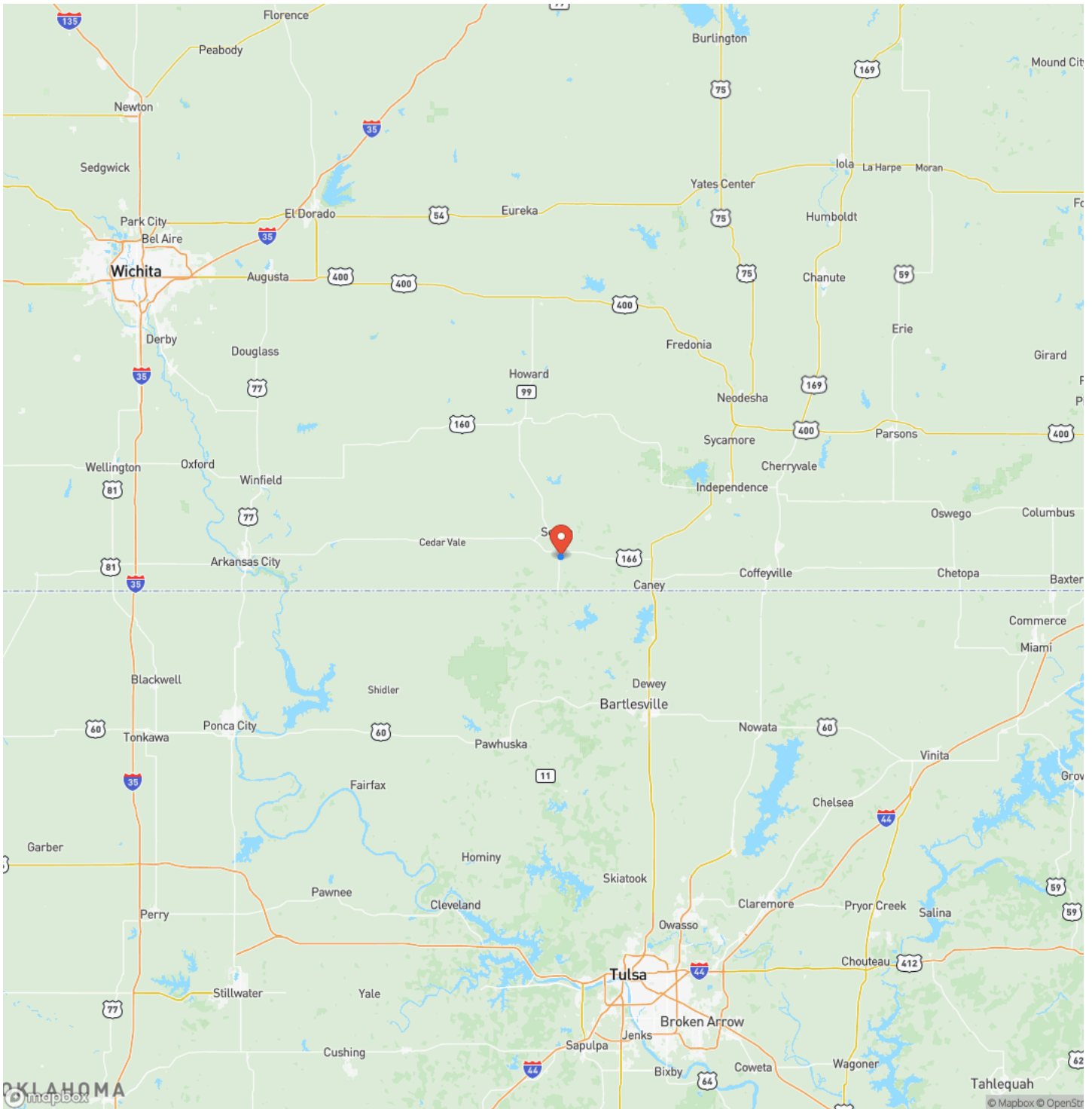
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Sedan, KS / Chautauqua County**



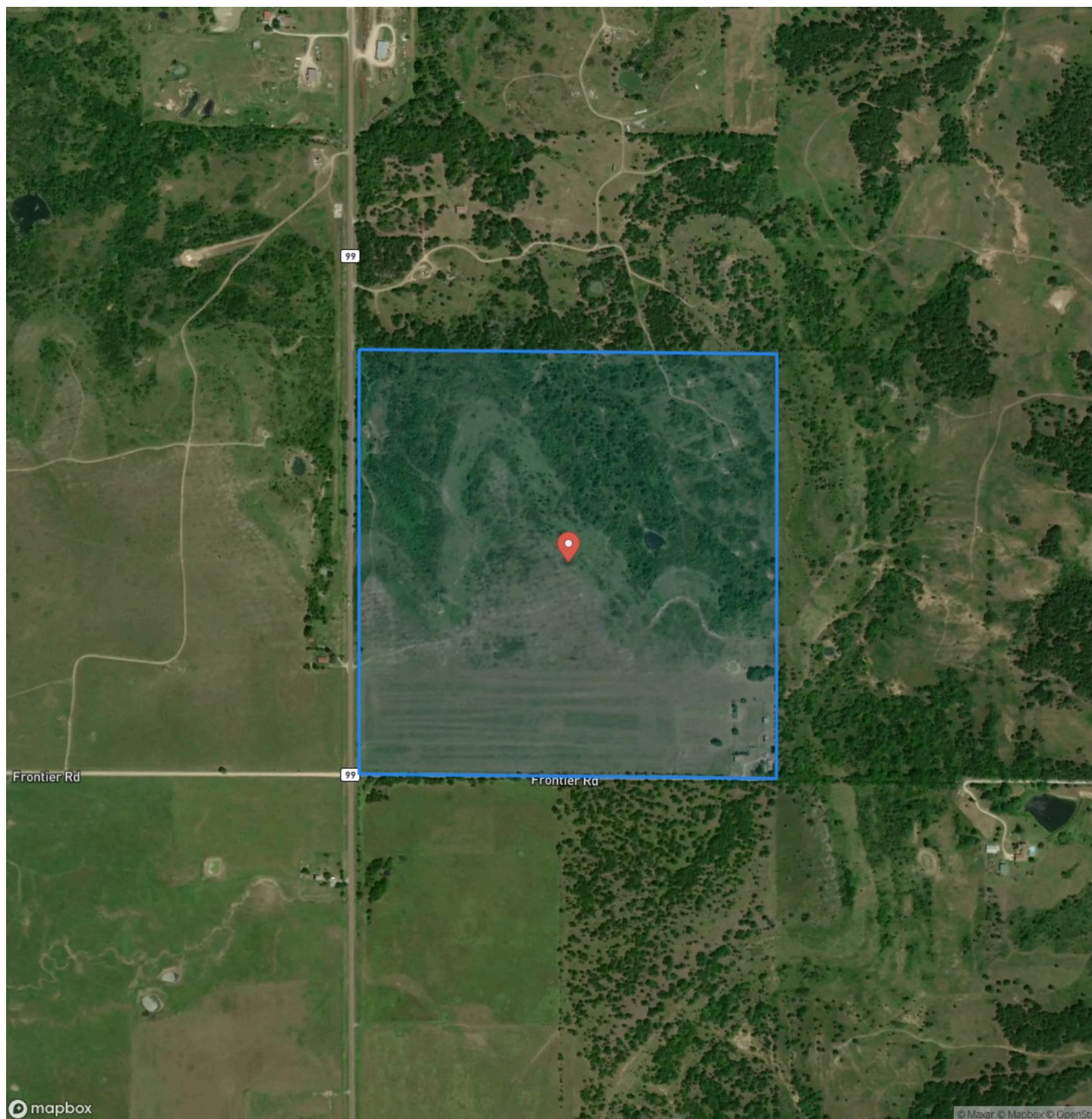
Locator Map



Locator Map



Satellite Map



160+/- Rolling Acres with Private Farm House in Chautauqua County Sedan, KS / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

jkolb@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 extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

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

