

SWB Ranch  
2406 Lariat Rd  
Elk City, KS 67344

**\$1,735,000**  
389.400± Acres  
Chautauqua County



**SWB Ranch**  
**Elk City, KS / Chautauqua County**

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**SUMMARY**

**Address**

2406 Lariat Rd

**City, State Zip**

Elk City, KS 67344

**County**

Chautauqua County

**Type**

Residential Property, Hunting Land, Recreational Land

**Latitude / Longitude**

37.181589 / -96.098067

**Dwelling Square Feet**

2356

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

389.400

**Price**

\$1,735,000

**Property Website**

<https://l2realtyinc.com/property/swb-ranch-chautauqua-kansas/41828/>





## **PROPERTY DESCRIPTION**

Secluded tracts of land this size without any public road frontage and next to large destination tillable agricultural fields are a rarity to come by in Chautauqua County, but this property offers that combination.

Just 6+/- miles from Sedan, KS you will find this 390+/- acre Sportsman's retreat. Located off of a quiet dead end county road, you will then need to travel at least 300 yards via private drive to even begin to access the property. Once you reach the property, you will quickly notice the elevation change and topography as well as cover the property offers. Consisting of mostly Blackjack Oak timber that the area is so commonly known for, you are able to find a variety of different species of timber, including some white oak, in the lower elevations of the property and along the multiple wet weather drainages.

These drainages offer excellent natural travel corridors for the resident wildlife which is where this property stands out. In an area known for its immense whitetail deer population, it is almost a guarantee that you will have no shortage of whitetails to look at and choose from. Lightly hunted in the recent past by the current owners, the property has been setup with multiple supplemental feeding stations throughout and will come with some feeding stations as well as tower blinds in place. Large clearings around these feeding stations offer excellent rifle hunting opportunities, as well as archery hunting opportunities. There are also multiple small clearings and deep soil areas throughout the property, that would make ideal food plot locations that would serve as excellent staging areas as well as further enhancing the property.

In addition to whitetails, the property does continue to have a huntable population of Turkeys on it. Diverse habitat, combined with the large expanse of tillable farm ground across the private drive from the property combine to continue to make the property a stronghold for turkey numbers in the area. Multiple small clearings offer excellent areas to set up and call from, but the best use of the property might be to use the topography and the size of the property to try to strike a bird on the move. Commonly known as "run-n-gun" this technique offers an interactive opportunity to continue to get to know the property in an obtrusive way normally frowned upon during deer season.

The property also will offer some excellent waterfowl hunting opportunities, as it contains a large 11.5 acre shallow water lake that is known for attracting and holding large numbers of both ducks and geese. Lots of vegetation and brush surround this hidden hole providing plenty of cover for a group of hunters on any wind direction, or would also set up well for a permanent blind or two if the owner would like to enhance the hunt.

In addition to the lake, there is also a 2.7 acre pond that is much deeper, but does still offer some waterfowling opportunities, but might best be known for its freshwater fishing opportunities. Good numbers of largemouth bass, as well as crappie will keep you and the family entertained while also providing a chance for dinner. Both bodies of water offer great freshwater fishing opportunities as does the smaller stock pond that is also located on the property.

After a long day of enjoying the wildlife opportunities on the property, having a basecamp on site is always a plus. With this property you get the potential for two camps. Overlooking the 2.7 acre pond you will find the 1568 sq. ft. home. Containing 3 bedrooms and 2 bathrooms, this 1990 doublewide with CH/A offers a relaxing camp atmosphere, as well as a large deck off the back that is perfect for entertaining or fishing off, when the pond is at normal pool.

On the other end of the property, and over 1 mile from the deadend road that leads to the property, you will find the main camp house which is 2356 sq.ft. in size. Containing 4 bedrooms and 3 bathrooms, as well as 2 living areas, this camp house is perfect for the entire family and offers all of the amenities of home, while offering seclusion and privacy that is becoming increasingly harder to come by. A large front deck overlooks the neighboring agricultural fields providing an excellent area to enjoy wildlife viewing from as you enjoy the start or end of the day.

In this area is where you will also find the 30'x35' shop that is located next to the main camp house. With 2 overhead doors, as well as concrete and electricity, the shop offers plenty of room to store the needed tools and equipment for managing a property of this caliber. Perimeter fencing is in place and all mineral rights will transfer with no current production or current leases in place. Property offers the potential for up to 4 guaranteed landowner/tenant whitetail deer tags, and with two camp houses offers the perfect opportunity for a large single family or a group of hunters to invest together. Contact Land Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881) or [jkolb@L2Realtyinc.com](mailto:jkolb@L2Realtyinc.com).

**MORE INFO ONLINE:**

**L2realtyinc.com**

\*390+/- Acres

\*11.5 acre Lake at Normal Pool

\*Very Private and Secluded with no public road frontage

\*Part of a larger section that is approximately 2.5 miles by 5.5 miles without a public road dividing it.

\*Additional water features include a 2.7 acre Lake at Normal Pool as well as a .5 acre stock pond, and multiple wet weather drainages

\*250+ acres of tillable cropland currently in production sets across the private drive

\*This valley contains some of the only tillable acreage in the area.

\*Food Plot potential \*Internal trail system

\*Multiple elevation changes

\*Mature Blackjack Oak timber throughout

\*Multiple clearings and secluded meadows

\*Main Camp house sets over one mile down a private travel way

\*2011 Doublewide

\*2356 Sq. Ft.

\*4 Bedroom

\*3 Bathroom

\*2 Living Areas

\*Front Deck

\*Overlooking Tillable Field

\*Rural Water

\*1050 Sq. Ft. Detached Garage

\*2 Overhead Doors

\*Walk Door

\*Concrete

\*Electricity

\*Secondary Camp House Sets .5 mile down a private travel way

\*1990 Doublewide

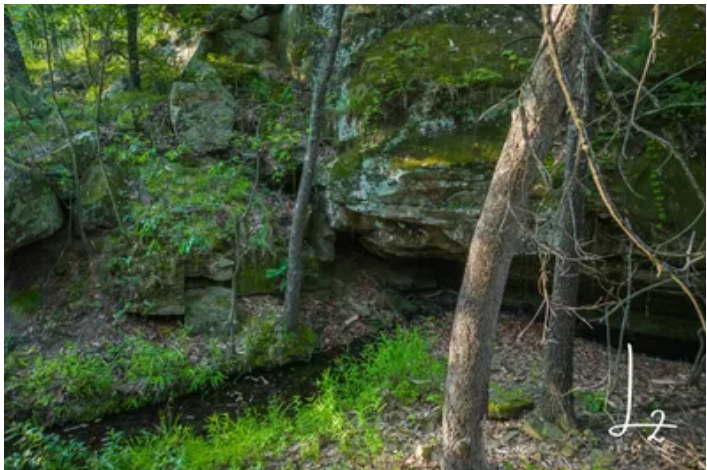
\*1568 Sq. Ft.

\*3 Bedroom

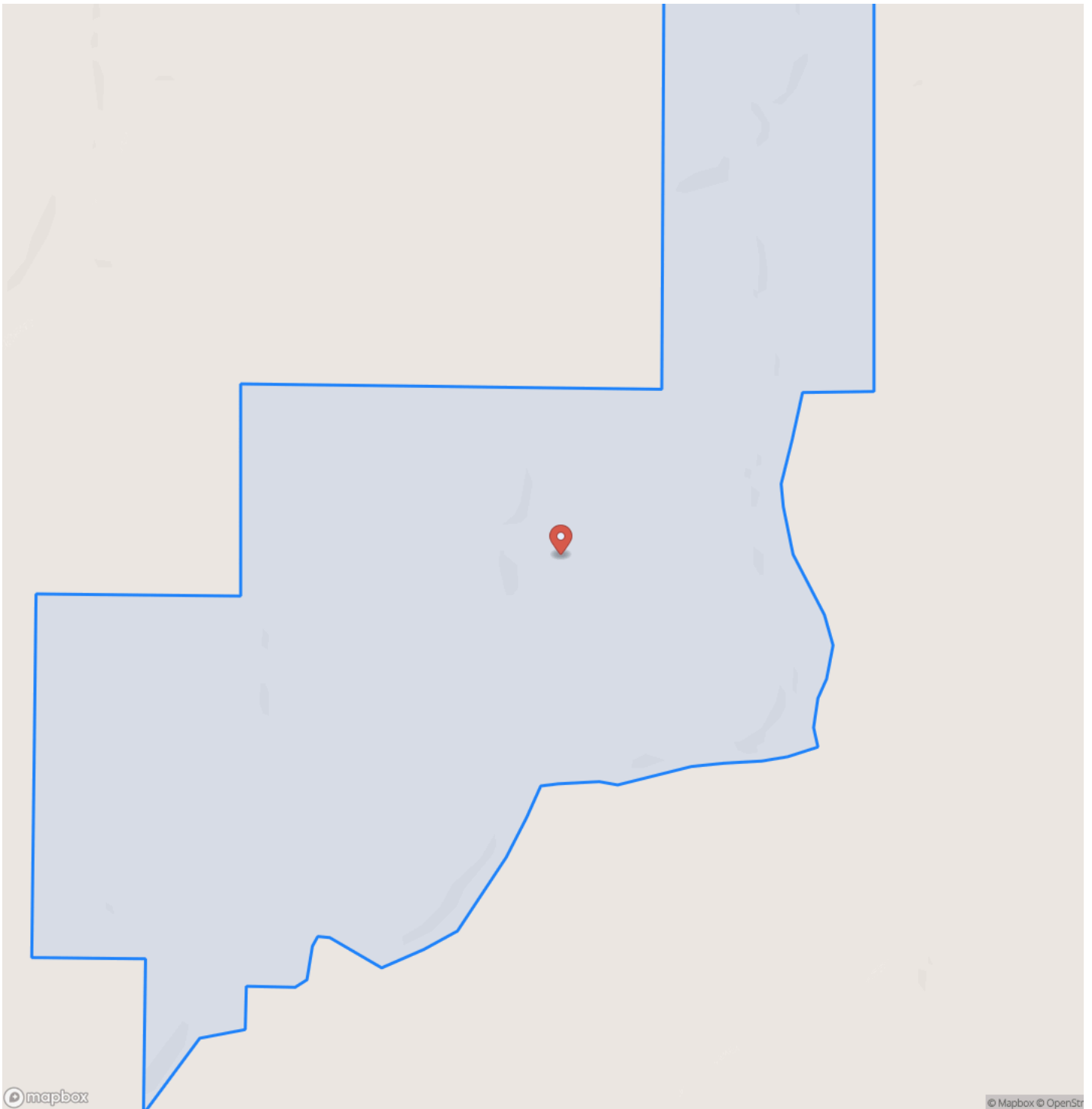
\*2 Bathroom

- \*Large Deck
- \*Overlooking 2.7 acre lake
- \*600 Sq. Ft. Detached Garage
- \*Trophy Whitetail Deer Hunting Opportunities
- \*Turkey Hunting Opportunities
- \*Waterfowl Hunting Opportunities
- \*Freshwater Fishing Opportunities
- \*Minimal Hunting Pressure over the last few years
- \*Potential for up to 4 Landowner/Tenant deer tags
- \*Approximately 6.5 miles to Sedan, KS
- \*Approximately 50 miles to Bartlesville, OK
- \*Approximately 90 miles to Tulsa, OK
- \*Approximately 100 miles to Joplin, MO
- \*Approximately 110 miles to Wichita, KS
- \*Approximately 170 miles to Rogers, AR
- \*Approximately 200 miles to Kansas City, KS



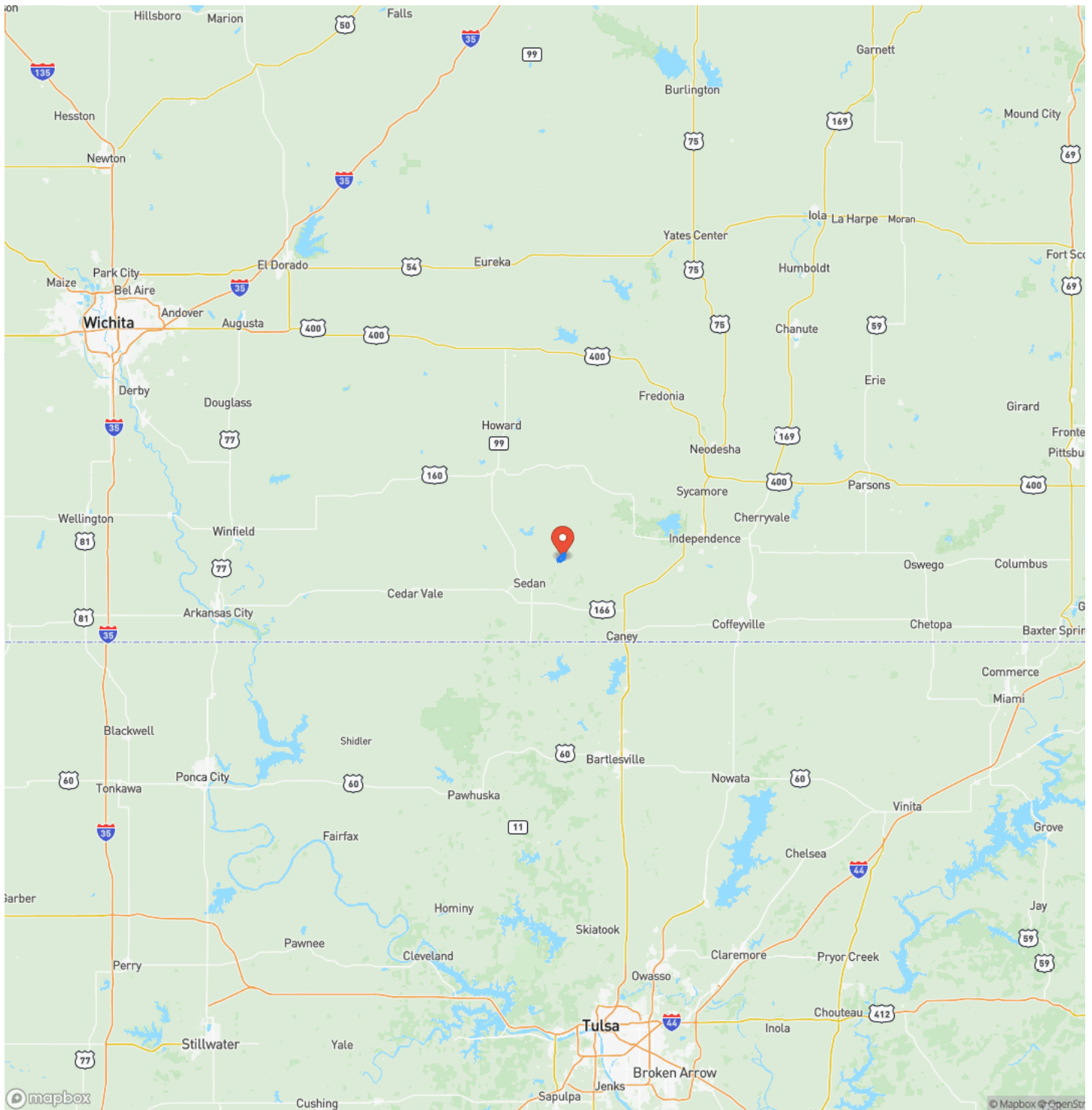


## Locator Map



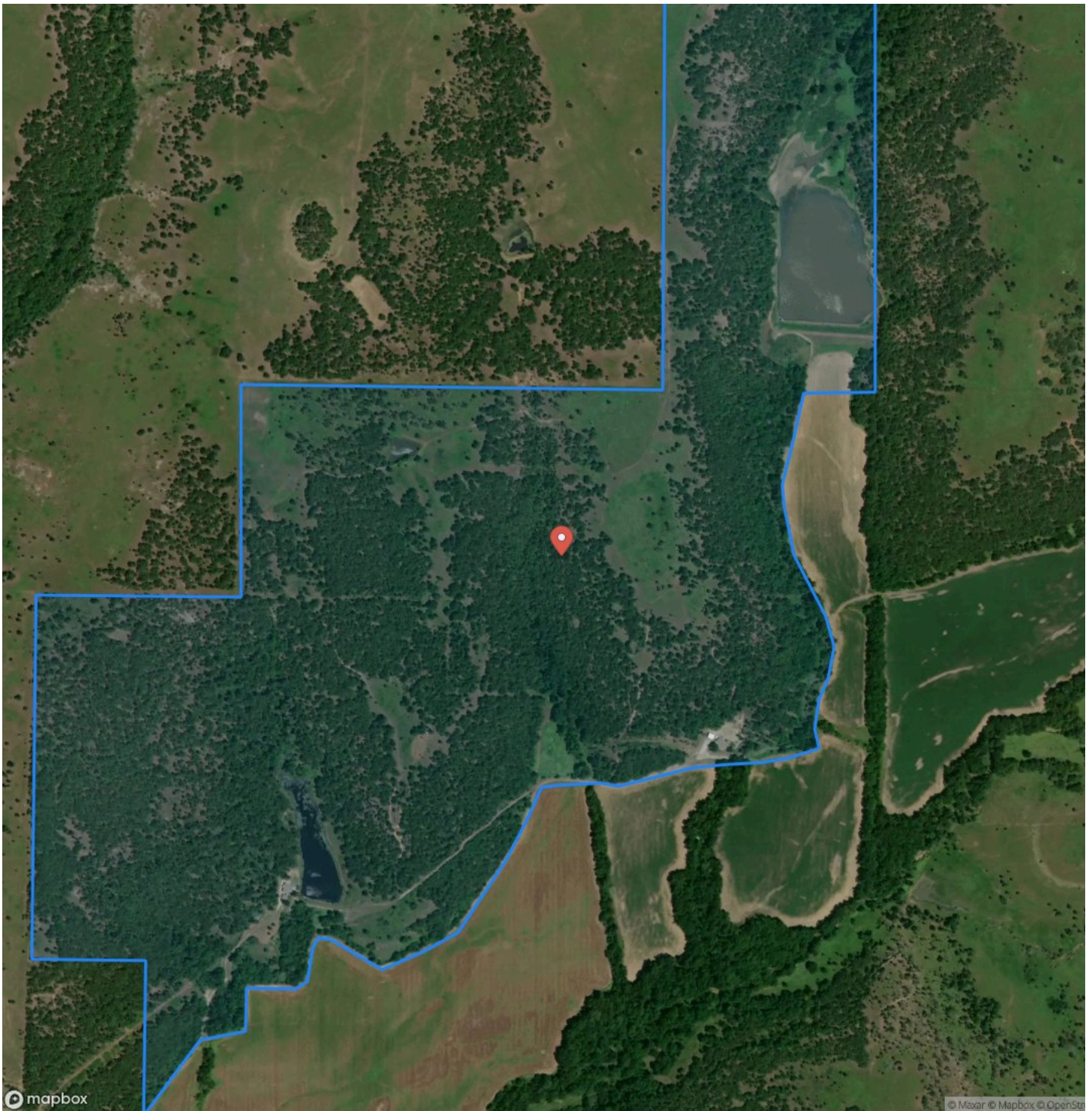


## Locator Map





## Satellite Map



**For more information contact:**



Jake Kolb

(620) 252-5881

L2kslandman@gmail.com

Havana, KS 67347

## NOTES

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

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