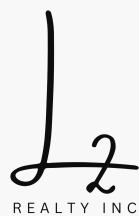
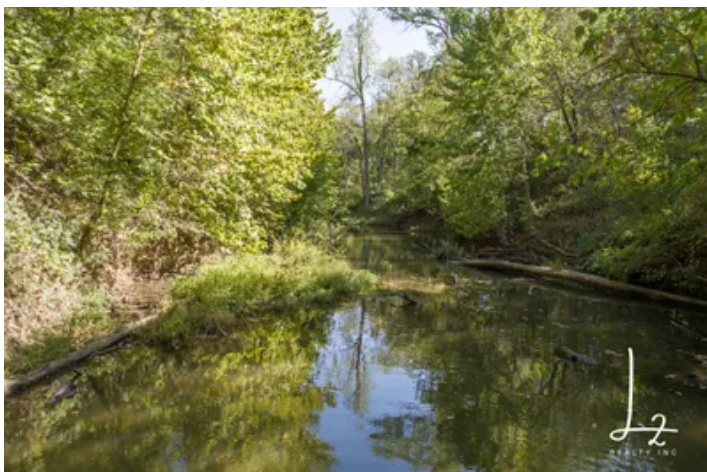


North Caney Creek Barndo
1399 Road 23
Sedan, KS 67361

\$70,000
2± Acres
Chautauqua County



MORE INFO ONLINE:

l2realtyinc.com

North Caney Creek Barndo
Sedan, KS / Chautauqua County

SUMMARY

Address

1399 Road 23

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Recreational Land, Residential Property, Riverfront

Latitude / Longitude

37.184386 / -96.131187

Dwelling Square Feet

2400

Acreage

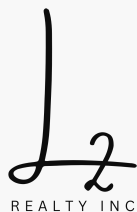
2

Price

\$70,000

Property Website

<https://l2realtyinc.com/property/north-caney-creek-barndo-chautauqua-kansas/45565/>



PROPERTY DESCRIPTION

Just 4.5 miles northeast of Sedan, KS, sets this remote private getaway, that sets up perfectly for family relaxation through a weekend getaway, or a full time residence. Nestled between two large agricultural fields, the approximately 350 yard long driveway easement off an already quiet country road, ensures a peaceful and quiet getaway. With a large 80'x30' metal building set for development, the property is still a blank slate. Designed with a 50'x30' living area with 1 walk through door, and a full concrete slab with hydronic radiant heating laid out in it. The slab also has plumbing stubbed in for 2 bathroom hookups, the kitchen, as well as having rural water hooked up but not energized. There is also an electric service panel installed, but there are no current electrical hookups. Designed with 14' sidewalls, there is plenty of space to allow for a loft, or to provide for additional storage, bedrooms, or vaulted ceilings. With an open layout, you can easily walk into the attached 30'x 30' garage, with out going outside. Equipped with a 16'x8' overhead garage door and 10 sidewalls, there is plenty of storage room. The property consists of mostly mature timber with a scenic view overlooking North Caney Creek. The small acreage property will allow for game viewing and/or hunting opportunities as the whitetail deer sign on the property is abundant. Providing some of the only adjoining cover to the neighboring agricultural fields, it is apparent that many species of animals cross through the property. In addition, North Caney Creek will provide fresh water fishing, as well as some waterfowl hunting opportunities. A partial UTV track down to the creek has been established to allow for easy access to the water, making for a perfect spot to spend many summer afternoons. Contact Land Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com with any questions, or to schedule a private showing.

*2+/- Acres

*2400 Metal Building

*Concrete slab throughout

*Hydronic Radiant Heat

*Rural Water

*Electric

*Wildlife

*Secluded and Private

*350+/-yard easement driveway

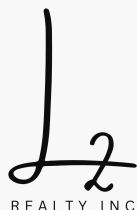
*300+/- Yards North Caney Creek Frontage

*4.5 miles to Sedan KS

*45 minutes from Bartlesville, OK

*1.5 hours from Tulsa, OK

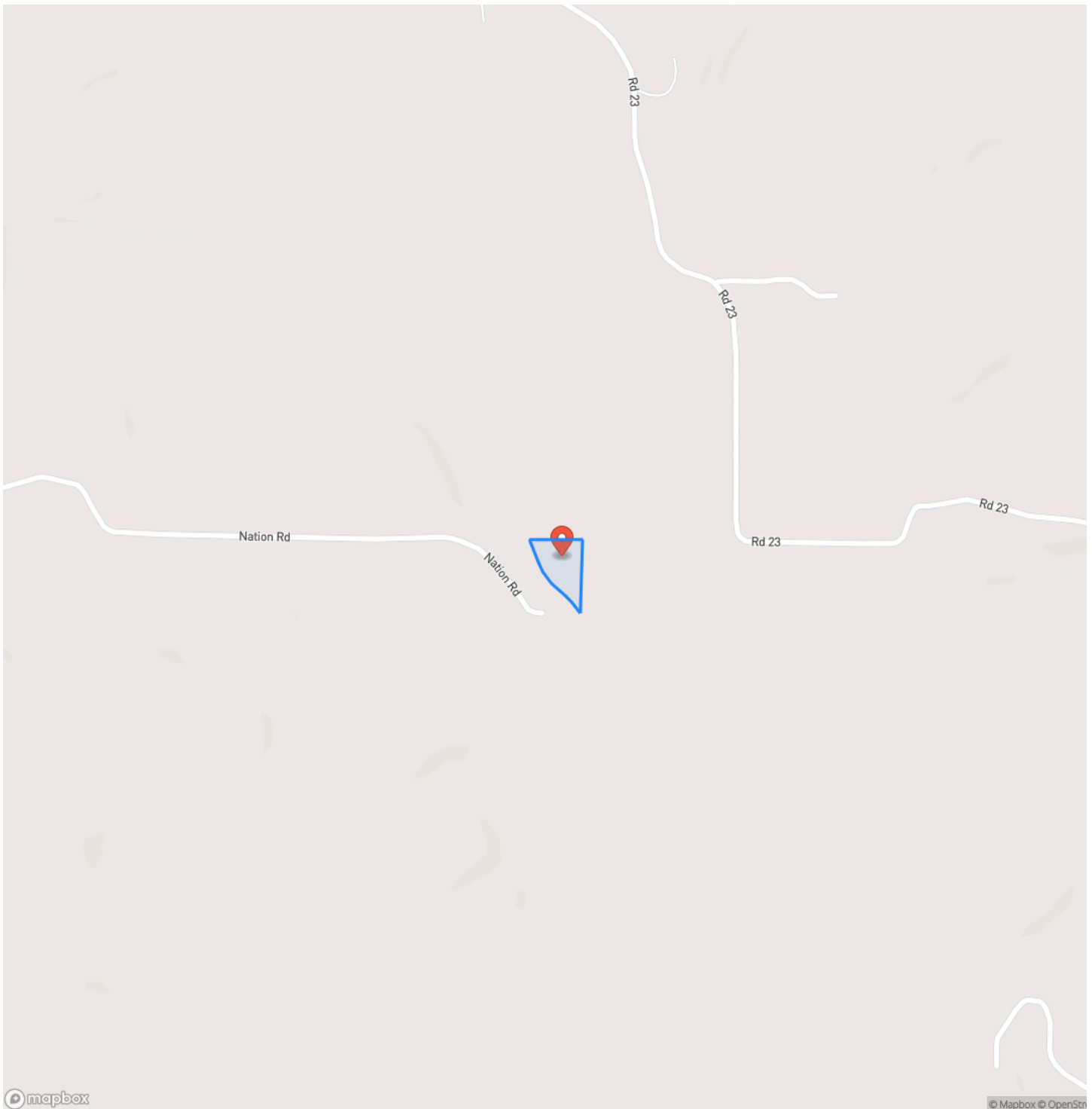
*1.75 hours from Wichita, KS



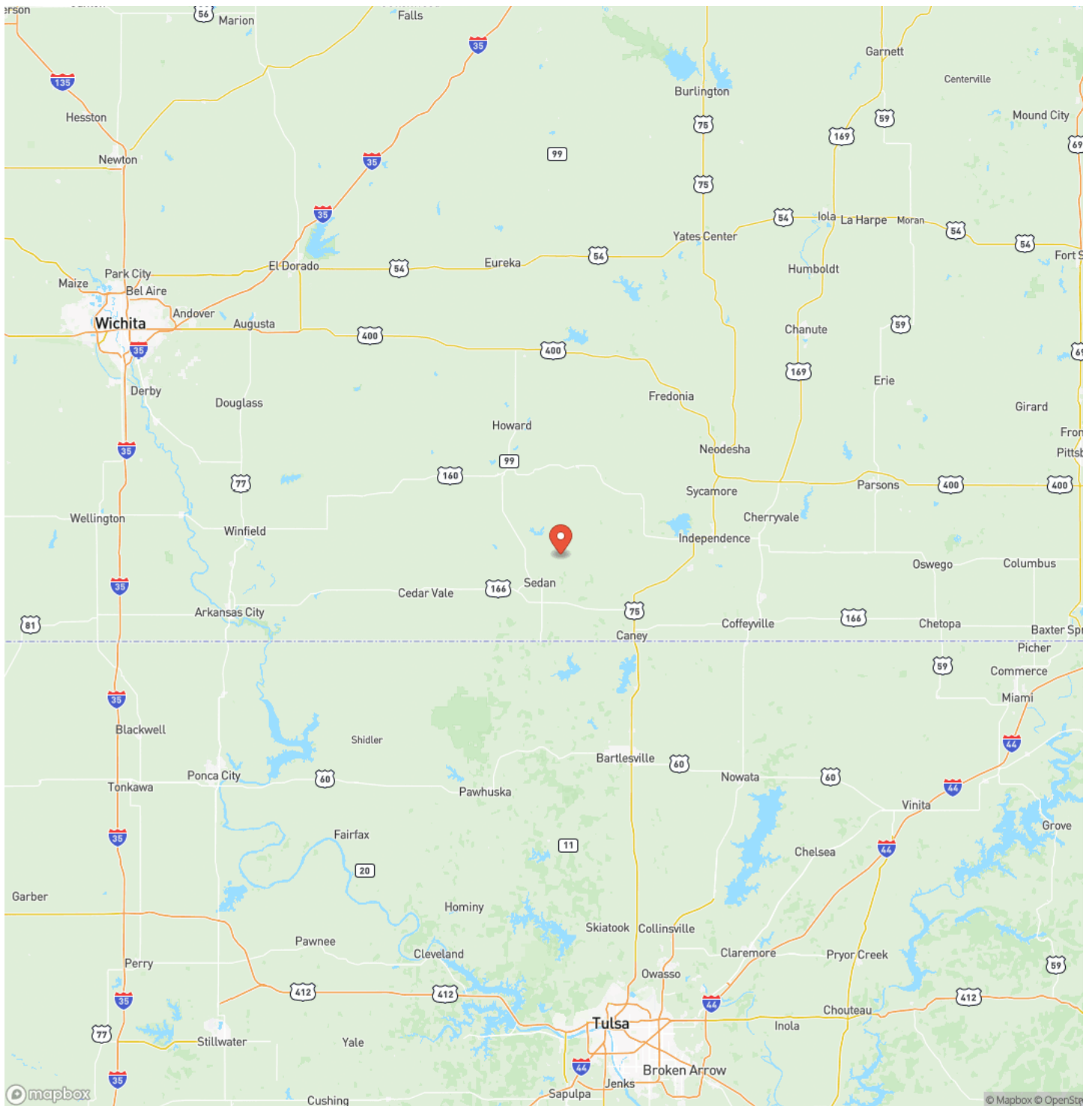
North Caney Creek Barndo
Sedan, KS / Chautauqua County



Locator Map



Locator Map



Satellite Map





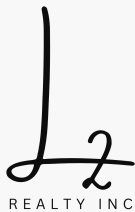
Jake Kolb

(620) 252-5881

jkolb@l2realtyinc.com

Havana, KS 67347

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.



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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.



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