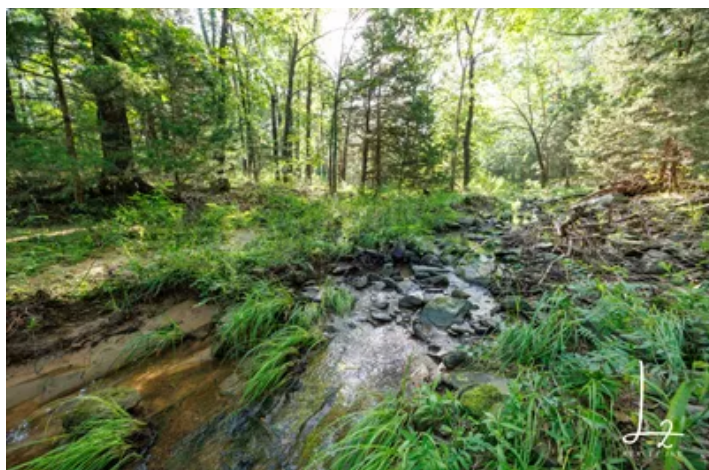


**Chautauqua Hills Undisturbed 80**  
2670 Eagle Rd  
Peru, KS 67360

**\$336,000**  
80± Acres  
Chautauqua County





**Chautauqua Hills Undisturbed 80**  
**Peru, KS / Chautauqua County**

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**SUMMARY**

**Address**

2670 Eagle Rd

**City, State Zip**

Peru, KS 67360

**County**

Chautauqua County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.059146 / -96.059549

**Acreage**

80

**Price**

\$336,000

**Property Website**

<https://l2realtyinc.com/property/chautauqua-hills-undisturbed-80-chautauqua-kansas/86113/>



## Chautauqua Hills Undisturbed 80

### Peru, KS / Chautauqua County

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#### **PROPERTY DESCRIPTION**

Tucked away in the heart of the scenic Chautauqua Hills, this 80+/- acre tract offers a rare opportunity to own a virtually undisturbed piece of Kansas wilderness. With minimal intrusion and no hunting pressure over the past two decades, this property has quietly matured into a haven for wildlife and a dream for serious outdoorsmen.

The landscape is as diverse as it is beautiful, featuring a mix of towering white oaks, red oaks, hickory, walnut, sycamore, and scattered cedar thickets. Thick sand plum patches provide ideal cover, while three blue line streams carve through the timber, enhancing habitat quality and wildlife movement.

Natural topography creates multiple pinch points and funnels—perfect setups for hunting stands. With its long history of seclusion, the property supports a healthy population of whitetail deer and turkey, offering top-tier opportunities for both archery and firearm seasons.

Utilities are available with rural water and electricity located at the road, giving you the option to create a hunting camp, weekend retreat, or full time residence. With just over half a mile to Highway 166, you'll enjoy quick access to town while still experiencing the remoteness and solitude that make this area so special.

If you're looking for an untouched piece of land in a trophy-producing area, this is a rare find that's ready for your legacy.

Contact Rural Property Specialist Jake Kolb at [620-252-5881](tel:620-252-5881) or [jkolb@L2realtyinc.com](mailto:jkolb@L2realtyinc.com) for more information or to schedule a private showing. Exact acreage TBD by survey.

\*80 acres

\*Chautauqua Hills

\*Minimal intrusion over the last 2 decades

\*No hunting pressure over the last two decades

\*Diverse Mature Timber

\*White Oak's

\*Red Oak's

\*Hickory

\*Walnut

\*Sycamore's

\*Cedar Thickets

\*Sand Plum

\*Three Blue Line Streams

\*Rural Water and Electricity available at the road

\*Whitetail Hunting Opportunities

\*Turkey Hunting Opportunities

**MORE INFO ONLINE:**

**[L2realtyinc.com](http://L2realtyinc.com)**

\*Multiple Natural Pinch Points and Funnels

\*.6 mile to HWY 166

\*10 miles to Caney, KS

\*11 miles to Sedan, KS

\*31 miles to Bartlesville, OK

\*72 miles to Tulsa, OK

\*105 miles to Wichita, KS

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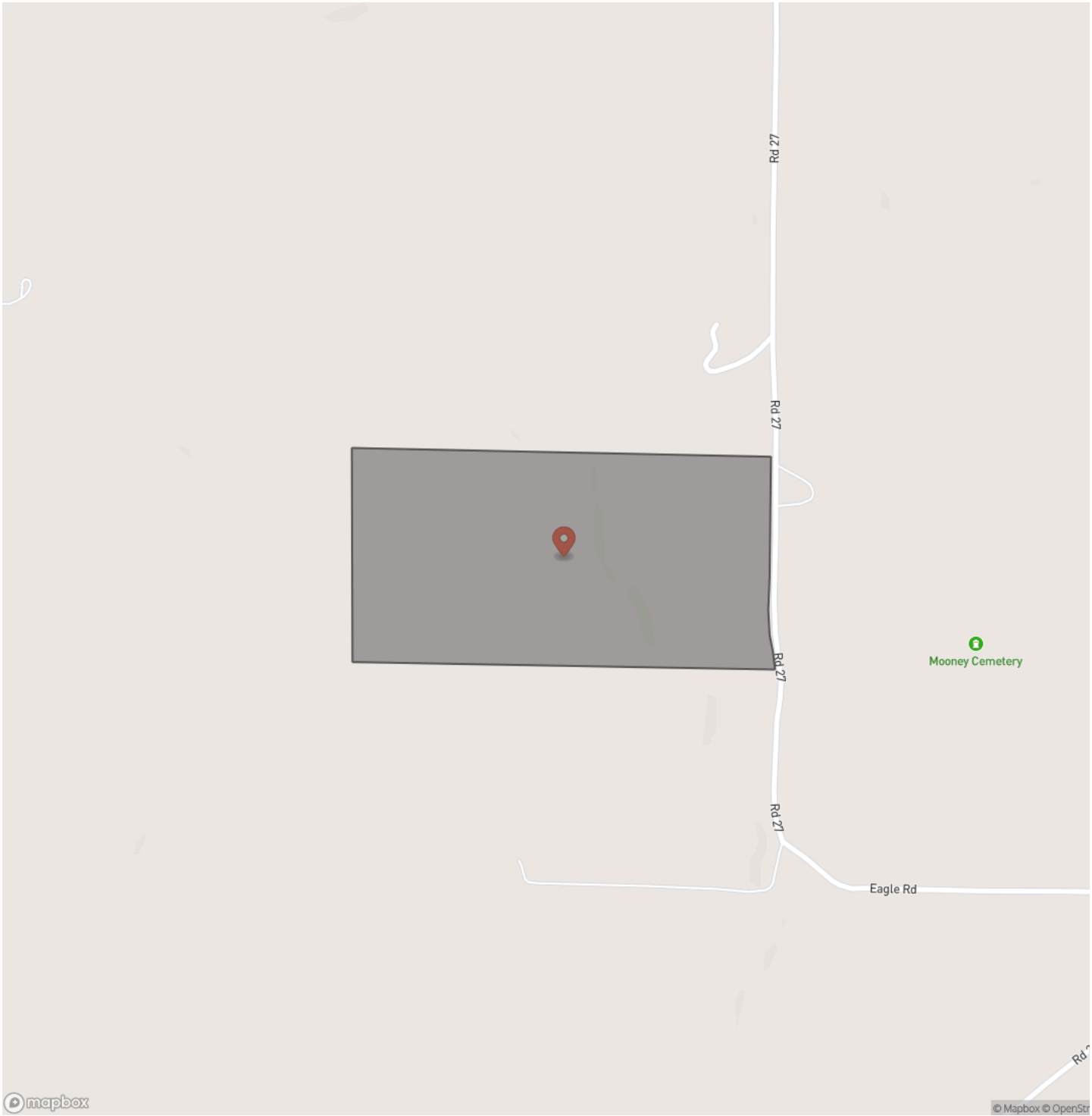




**Chautauqua Hills Undisturbed 80**  
**Peru, KS / Chautauqua County**

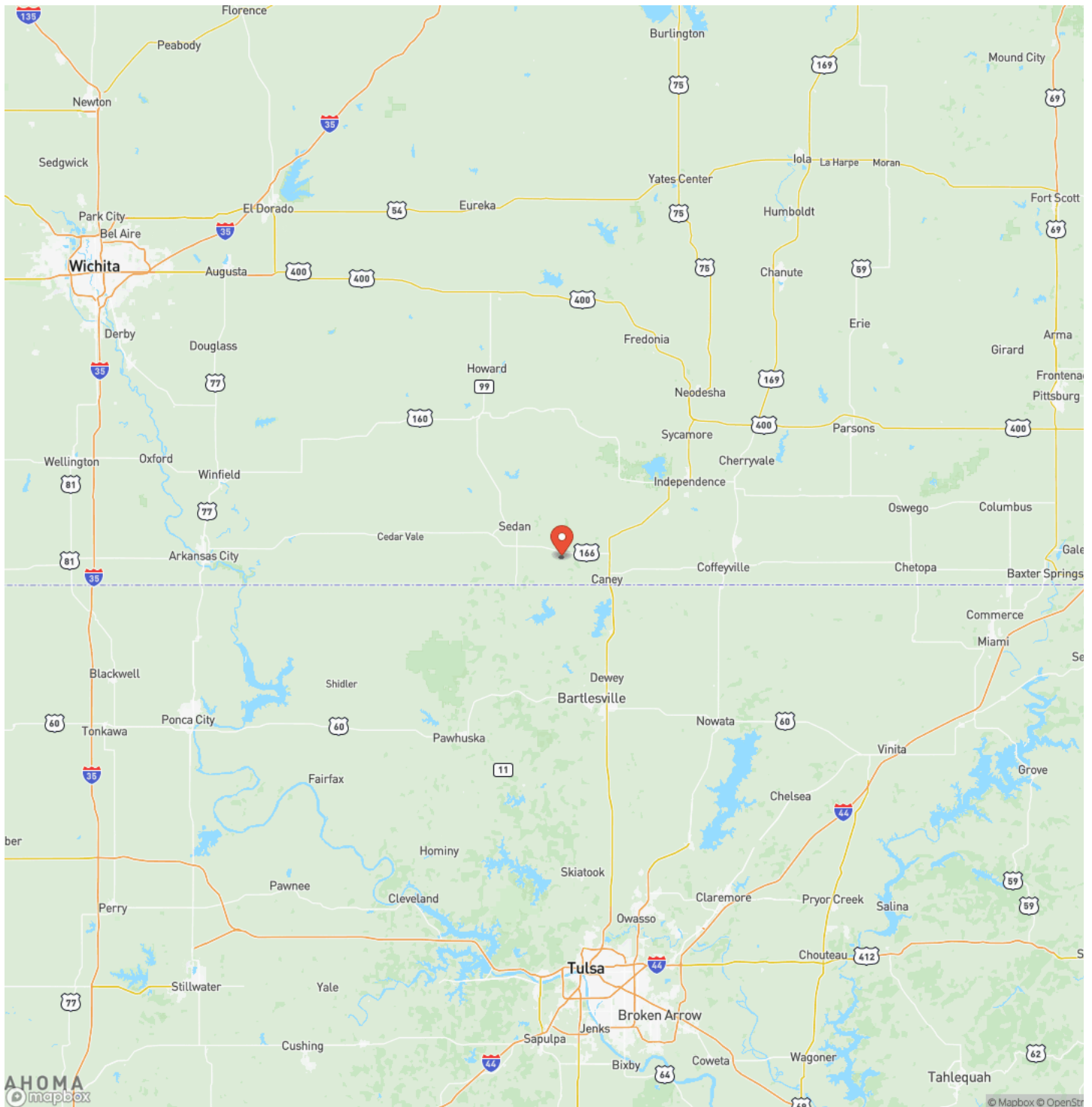


# Locator Map





## 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]

## This image shows a single 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.



**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.



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