

Chautauqua County Mixed Use 80
2046 Frontier Rd Tract 1
Sedan, KS 67361

\$280,000
80± Acres
Chautauqua County



Chautauqua County Mixed Use 80
Sedan, KS / Chautauqua County

SUMMARY

Address

2046 Frontier Rd Tract 1

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

37.043329 / -96.147682

Acreage

80

Price

\$280,000

Property Website

<https://l2realtyinc.com/property/chautauqua-county-mixed-use-80-chautauqua-kansas/77372/>



Chautauqua County Mixed Use 80 Sedan, KS / Chautauqua County

PROPERTY DESCRIPTION

This incredible 80+/- acre property offers the perfect mix of timber and pasture, creating endless opportunities for grazing, recreation, or building your dream home. With approximately 40 acres of timber, including a blend of new growth and mature oak trees, the land provides excellent cover for wildlife and a peaceful natural setting. The remaining 40 acres of pasture offer prime grazing land, making it ideal for livestock.

A wet weather creek and two ponds add to the property's charm while also providing essential water sources for wildlife and livestock. Whether you're an avid outdoorsman or simply enjoy nature, wildlife opportunities abound. Whitetail deer are known to traverse the wet weather creek as they move between neighboring blocks of timber, while the rolling gobble of a long-bearded turkey is frequently heard. Multiple food plot locations could further attract and sustain game, making this a prime destination for recreational use.

With a solid perimeter fence in place, rural water and electricity available, and multiple build site options, this property is ready for whatever you envision—whether it's a hunting retreat, a working farm, or a peaceful country home. Don't miss out on this rare opportunity to own a truly versatile piece of land, located just over two miles from HWY 99 and only 4.5 miles from Sedan, KS.

Contact Rural Property Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881) or jkolb@L2realtyinc.com

*80+/- Acres

*Mixed Use Property

*40+/- Acres timber

*Mix of New Growth and Mature Oaks

*40+/- Acres Pasture

*Wet Weather Creek

*2 Ponds

*Perimeter Fence

*Recreational Opportunities

*Whitetail Deer Hunting Opportunities

*Turkey Hunting Opportunities

*Food Plot Opportunities

*Grazing Opportunities

*Build Site Opportunities

*Rural Water Availability

*Electric Availability

*Mineral Rights Transfer

*2.25 miles from HWY 99

MORE INFO ONLINE:

L2realtyinc.com

*4.5 miles from Sedan, KS

*1 hr and 45 min from Wichita, KS

*50 min from Bartlesville, OK

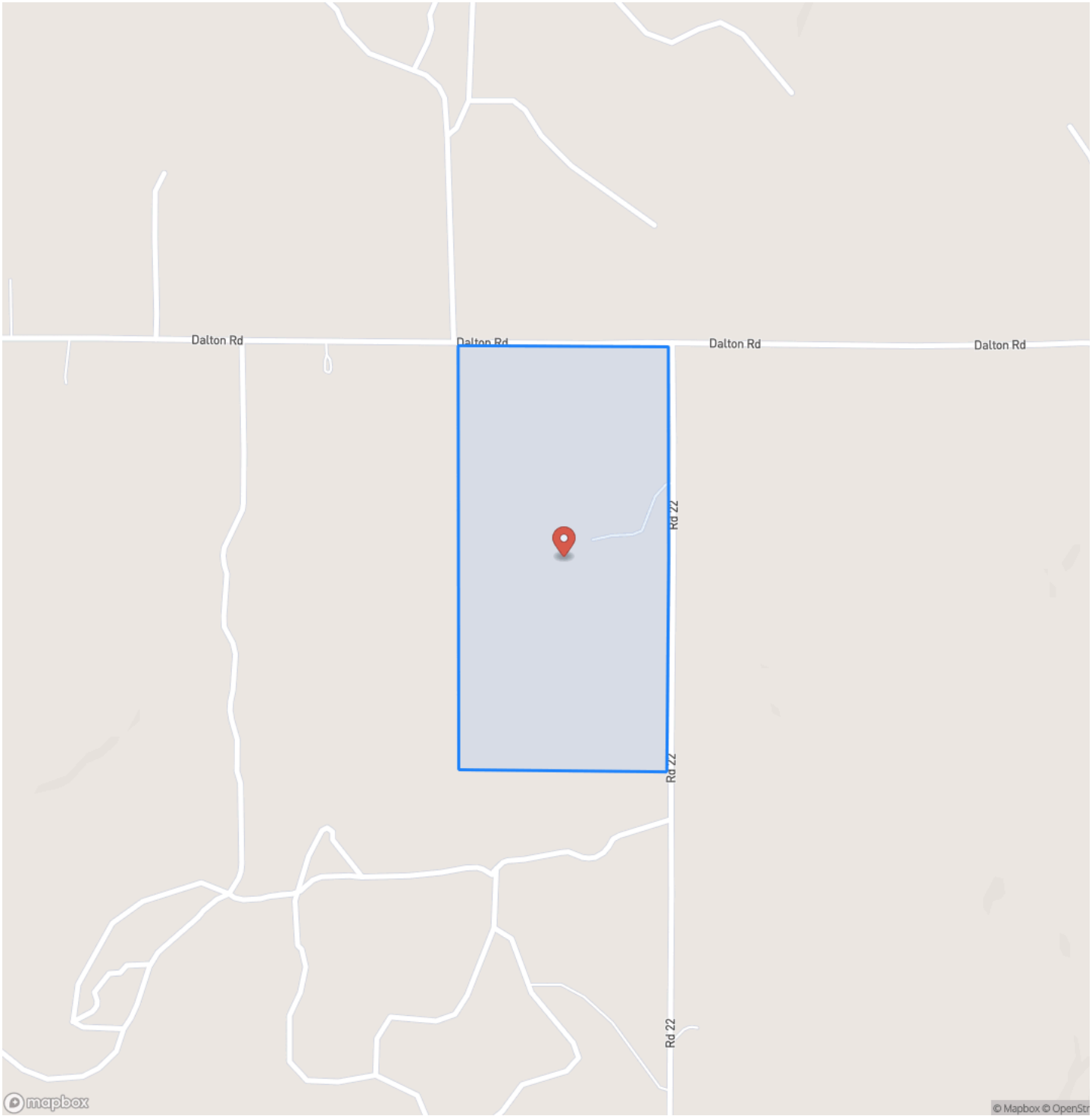
*1 hr and 30 min from Tulsa, OK



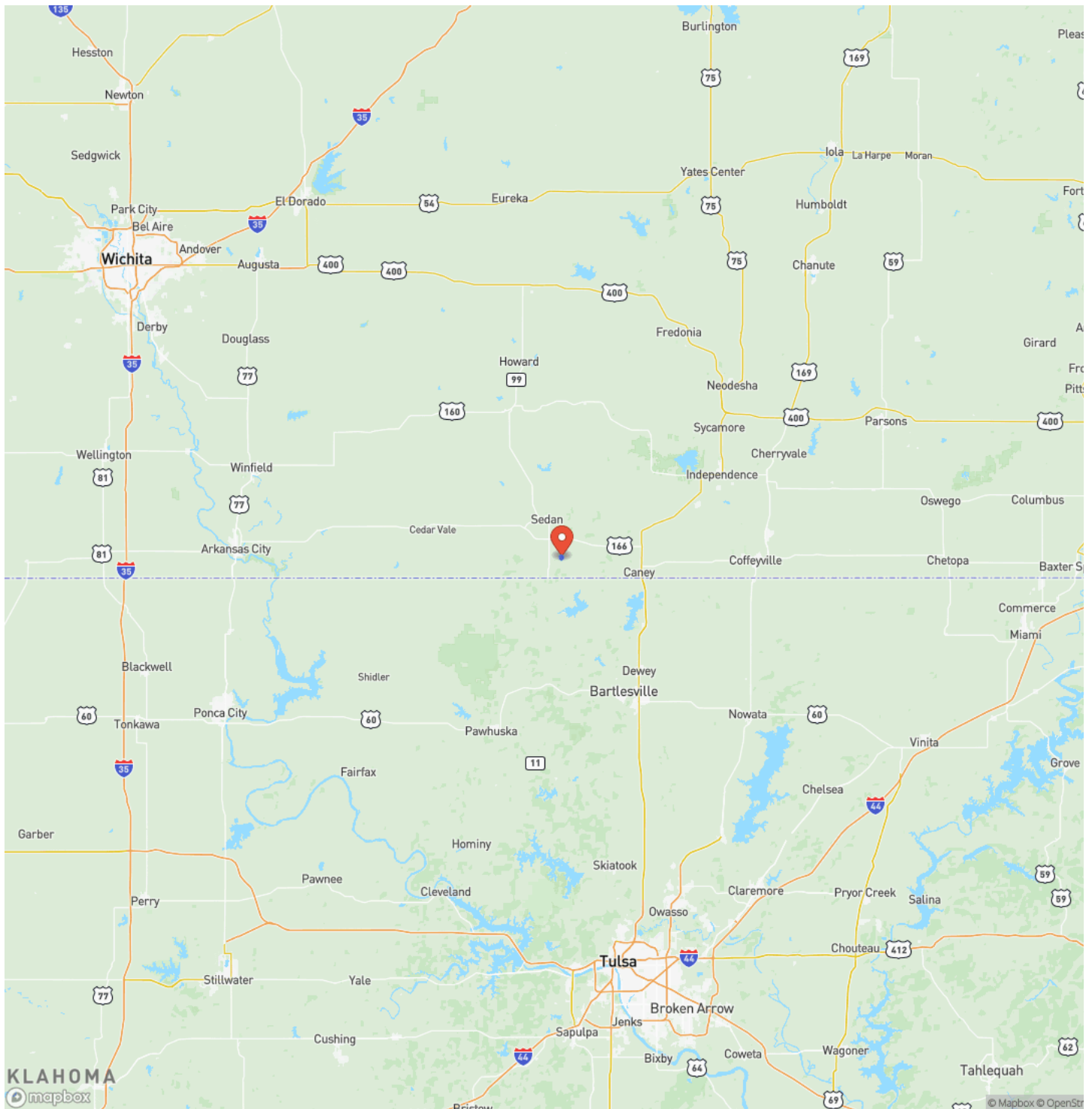
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Sedan, KS / Chautauqua County



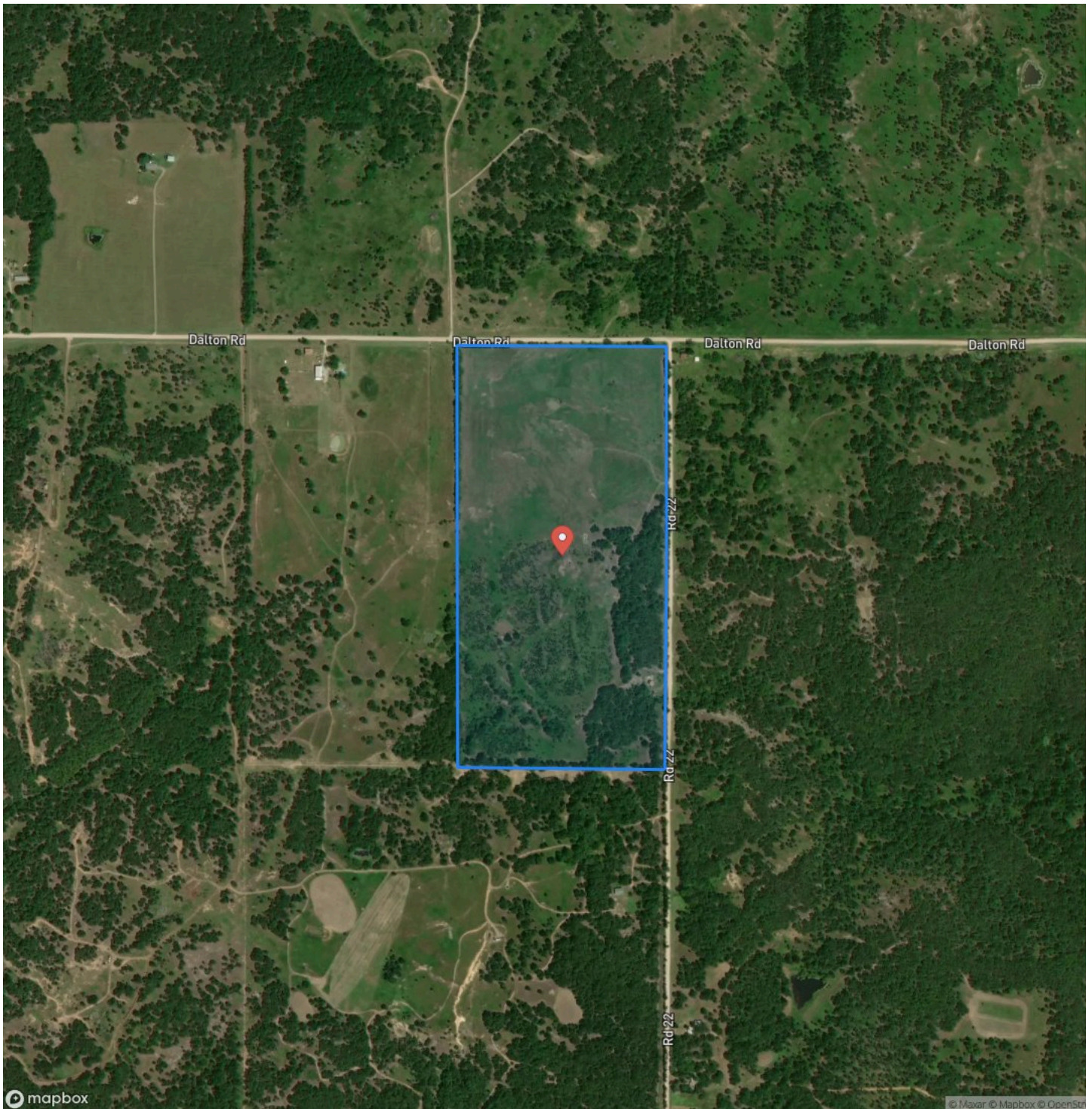
Locator Map



Locator Map



Satellite Map





City / State / Zip

NOTES

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DISCLAIMERS

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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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