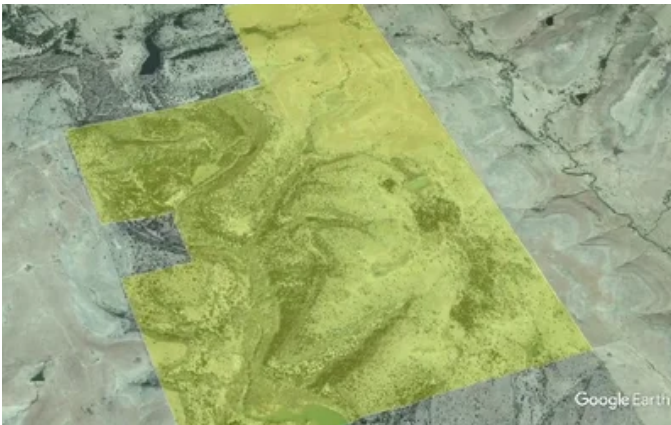


1320 Ac Southeast Hunting Destination
00000 RR
Moline, KS 67353

\$4,752,000
1,320± Acres
Chautauqua County



1320 Ac Southeast Hunting Destination Moline, KS / Chautauqua County

SUMMARY

Address

00000 RR

City, State Zip

Moline, KS 67353

County

Chautauqua County

Type

Hunting Land, Ranches, Recreational Land,
Lakefront, Undeveloped Land

Latitude / Longitude

37.3603149 / -96.3038876

Taxes (Annually)

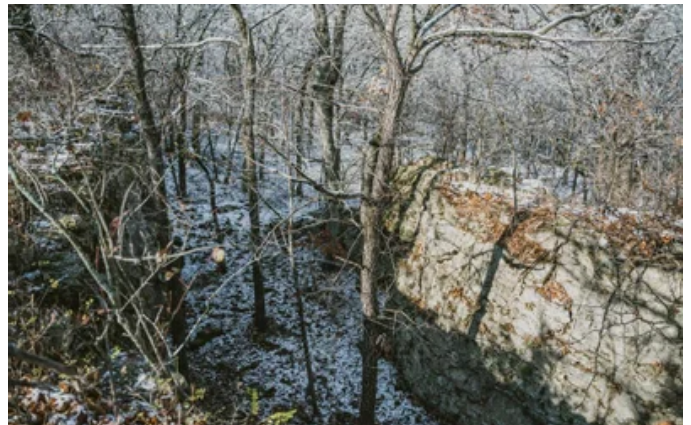
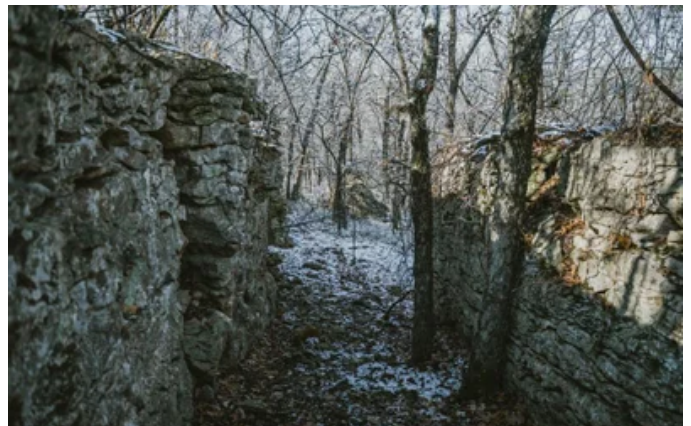
3650

Acreage

1,320

Price

\$4,752,000



MORE INFO ONLINE:

I2realtyinc.com

1320 Ac Southeast Hunting Destination Moline, KS / Chautauqua County

PROPERTY DESCRIPTION

Taking a picture or writing a story can be very difficult when the project is so daunting. The Booth Ranch is a once in a lifetime type of property. It is nearly impossible to have justice served without putting feet on the ground and seeing it in person. Mother nature provided an untimely snowstorm in Southern Kansas to set the stage for this fairy tale property. The fresh snow cover is a perfect setting to reveal this winter wonderland to the rest of the world. Comprising 1320 contiguous acres, and a diversity of habitat, the only limiting factor to this property is your imagination.

The location of the property is on the Eastern edge of the Flint Hills 9 miles Northeast of Sedan and 14 miles Northwest of Cedar Vale. It actually has a Moline, KS address and lies a mere 8 miles directly South of Moline. This area was one of the first places to be recognized as a big buck factory. It was in the mid 1990's when the first non resident deer hunter was able to purchase a non-resident hunting license and deer permit. In those days all of this country was wild, untouched, and full of giant bucks. Since then it has become accepted as one of the top whitetail hunting destinations in the world. Main stream outdoor television and now social networks are flooded with videos and pictures of monster whitetail deer harvested in the sunflower state year after year. As pressure has developed it has become increasingly important that your hunting property has the ability to be managed. This property has 8 miles of property boundaries and 75% of those are not exposed to a county road. The best way to make sure your deer hunting success isn't just a matter of luck is by taking the time necessary for proper preparation. Multiple food plots have been started deep within the cover on this Ranch. Many more locations are available to be established into food plots. Kansas does allow feeding and hunting those areas. There are incredible areas scattered across this property to create feeder locations and trail camera sites. The numerous peaks and valleys create many different bedding areas. The amount of security cover and the way that it is distributed will allow a high number of mature deer to call this Ranch home. All that is needed is an owner that will allow the bucks to grow to a mature age and this property will grow giants!

The creek bottom consists of large trees with an open understory. It is very wide and unique. Many bottoms of the magnitude are owned by the government and a part of a flood control system. This one however is mostly located on this property. The bottom has the potential to be turned into a waterfowl mecca. Kansas is known to produce large numbers of Mallards. However, it is not known for its flooded timber hunts. The layout of this creek bottom provides several interesting places to establish flooded timber. The crappie are sure to run up the creek in the springtime. It would almost be foolish to not wear camo when you're fishing. The odds of a Gobbler sounding off in the open hardwoods is very likely.

The Northwest end of the property features a well maintained pasture with good fencing. This area has more of a Flint Hills feel to it. More open, less terrain change, and much more grass. It does add a touch of diversity to the entire package.

This creek bottom with its majestic rock features is a nature lover's dream come true. You'll feel like you're on a magical adventure every time you explore the surrounding woods and creeks. This property is also perfect for anyone who wants to live close to nature - the sounds of the outdoors will be the soundtrack to your life. Kayaking is a great way to explore the outdoors and enjoy nature. You can use this sport for fun or as an activity that bonds you with your family members,

MORE INFO ONLINE:

since it helps them relax outdoors while being active at the same time! Two miles of creek wind through the property and end up in the Northern end of the lake. It makes for a final destination that would be great for a campfire and time with the family or friends.

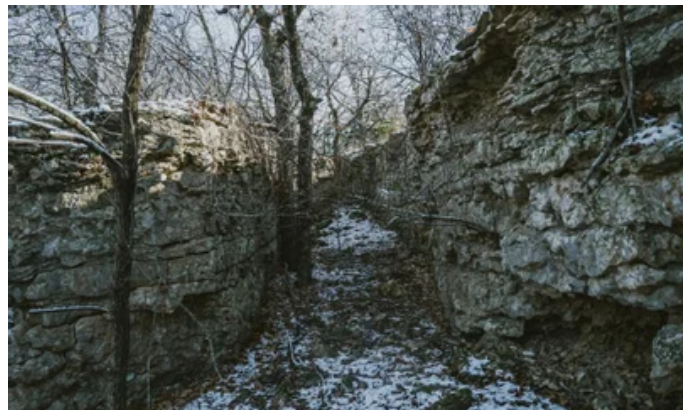
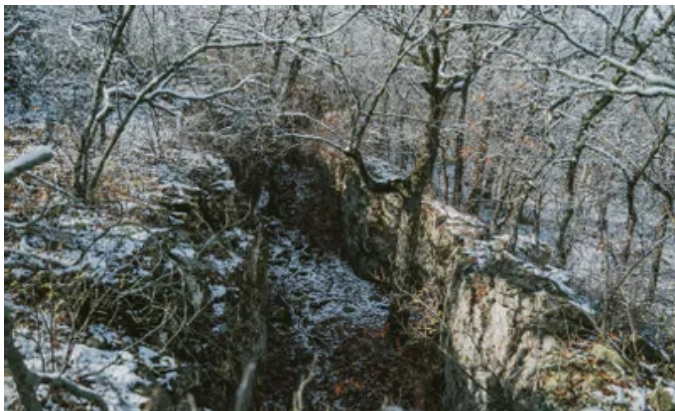
Located on the North Central portion of the farm is an old homestead. Although the improvements are in a state of disrepair, the scene created is enchanting. It further develops the legacy of this land. It's hard not to imagine a family being raised and a farm being maintained when taking in the landscape. The location is surrounded by timber, brush, and water. It is simply amazing. There was a time when kids were not locked into their cell phones and they were out exploring. These times were some of the most cherished memories of my childhood. Leaving the house in the morning and not eating lunch due to the fact that you completely lost track of the time. Climbing trees, looking for caves, toting that lever action bb gun, nothing was safe! The outdoors is a mesmerizing place when you let your mind go and start living where your feet are. This property is here and ready to fascinate, impress, and build the legacy of its next owner. This is a chance to own a piece of history and keep it wild!

Contact Matt Wonser @ [620-330-7282](tel:620-330-7282) or mwonser@l2realtyinc.com to schedule a showing or for more details!

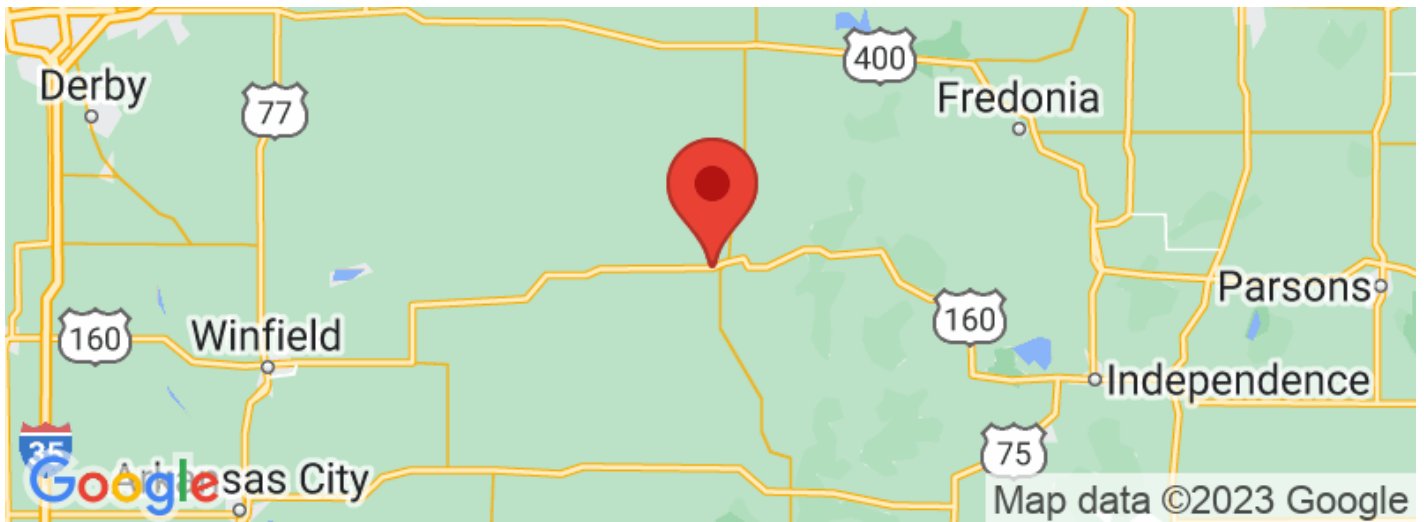
- Heavy cedar thickets
- Roads and trails navigate through the property.
- Broken pasture with a mixture of grasses and tree types.
- Multiple ponds located throughout the property.
- Ravines break up the pasture and run down into the creek bottom.
- The creek is wide and the channel is deep. It is maintaining water in the channel in a severe drought.
- Kayaks, swimming, fishing, duck hunting and much more fun to be had at all times of the year.
- Very secluded access to a watershed lake.
- A rim rock feature lines the top of the creek bottom. These features have a magical feel to them. It feels like you could go back in time to when this area was settled.
- The cedar tree cover is thick in places. When you feel like there is no end to the cedars you will bust out onto a point with an unbelievable view.
- There are multiple ponds completely surrounded by timber. In a year of limited water, this ranch has held strong.
- There are multiple access spots to the property. There are two miles of Road 14 frontage along the Eastern side of the Ranch.
- 1 hour and 45 minutes to Wichita, KS
- 3 hours to Kansas City, KS
- 1 hour and 30 minutes to Tulsa, OK

MORE INFO ONLINE:

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Moline, KS / Chautauqua County**

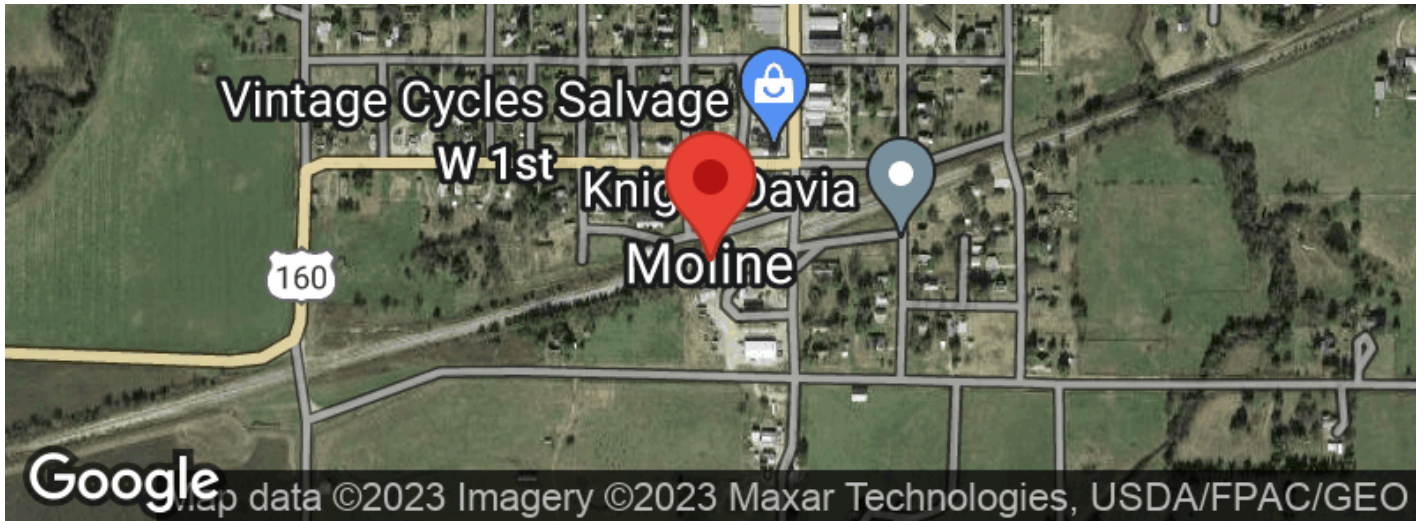


Locator Maps



MORE INFO ONLINE:

Aerial Maps



MORE INFO ONLINE:

I2realtyinc.com

**1320 Ac Southeast Hunting Destination
Moline, KS / Chautauqua County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

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(620) 330-7282

Email

mwonser@l2realtyinc.com

Address

City / State / Zip

Independence, KS 76301

NOTES

MORE INFO ONLINE:

l2realtyinc.com

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.

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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