

**Chikaskia Riverfront Home**  
1722 S Perth Rd  
Caldwell, KS 67022

**\$140,000**  
1.01± Acres  
Sumner County



**Chikaskia Riverfront Home**  
**Caldwell, KS / Sumner County**

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**SUMMARY**

**Address**

1722 S Perth Rd

**City, State Zip**

Caldwell, KS 67022

**County**

Sumner County

**Type**

Single Family, Recreational Land, Riverfront, Residential Property

**Latitude / Longitude**

37.0386 / -97.4916

**Dwelling Square Feet**

1,138

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

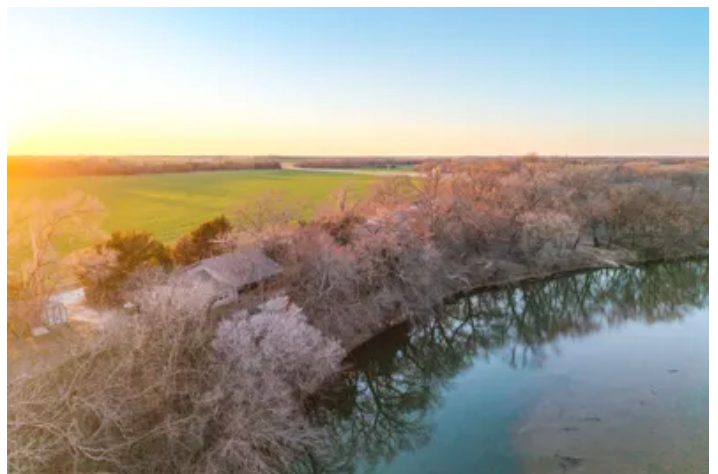
1.01

**Price**

\$140,000

**Property Website**

<https://arrowheadlandcompany.com/property/chikaskia-riverfront-home/sumner/kansas/101801/>



**PROPERTY DESCRIPTION**

Situated along the banks of the Chikaskia River in Caldwell, Kansas, this 2-bedroom, 1-bath home offers the perfect blend of comfort, recreation, and riverfront living! Positioned on 1.01+/- well-kept acres, the property provides stunning elevated views of the river from an incredible back deck designed for relaxing evenings, morning coffee, and entertaining family and friends. Inside, the home is warm and inviting, with a propane direct-vent stove in the living room that efficiently heats the space and creates a cozy atmosphere during cooler months. With ample room for a weekend getaway or full-time living, the layout comfortably accommodates family and guests alike. The property is thoughtfully maintained and highly functional. Multiple outbuildings provide excellent storage, including a versatile shed featuring a wood-burning stove in the workspace area and additional living quarters in the attic - perfect for guests, hobbies, or a private retreat. A long wooden boardwalk leads you down to the river's edge, where a dedicated hangout area and charcoal grill create the ultimate setting for enjoying the peaceful water views. Power has been extended all the way to the river, adding convenience and expanding the possibilities for outdoor use and entertainment. The Chikaskia River is known for its diverse fishing, offering outstanding opportunities for anglers right out your back door. Conveniently located approximately 89+/- miles northwest of Stillwater, Oklahoma, 56 +/- miles south of Wichita, Kansas, and 41+/- miles southwest of Winfield, Kansas, the property offers a peaceful river setting while remaining within comfortable driving distance of major amenities. Whether you're looking for a weekend escape, an income-producing rental opportunity, or a quiet place to call home, this riverfront property delivers character, functionality, and unbeatable views in one complete package! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [\(620\) 660-2355](tel:620.660.2355).

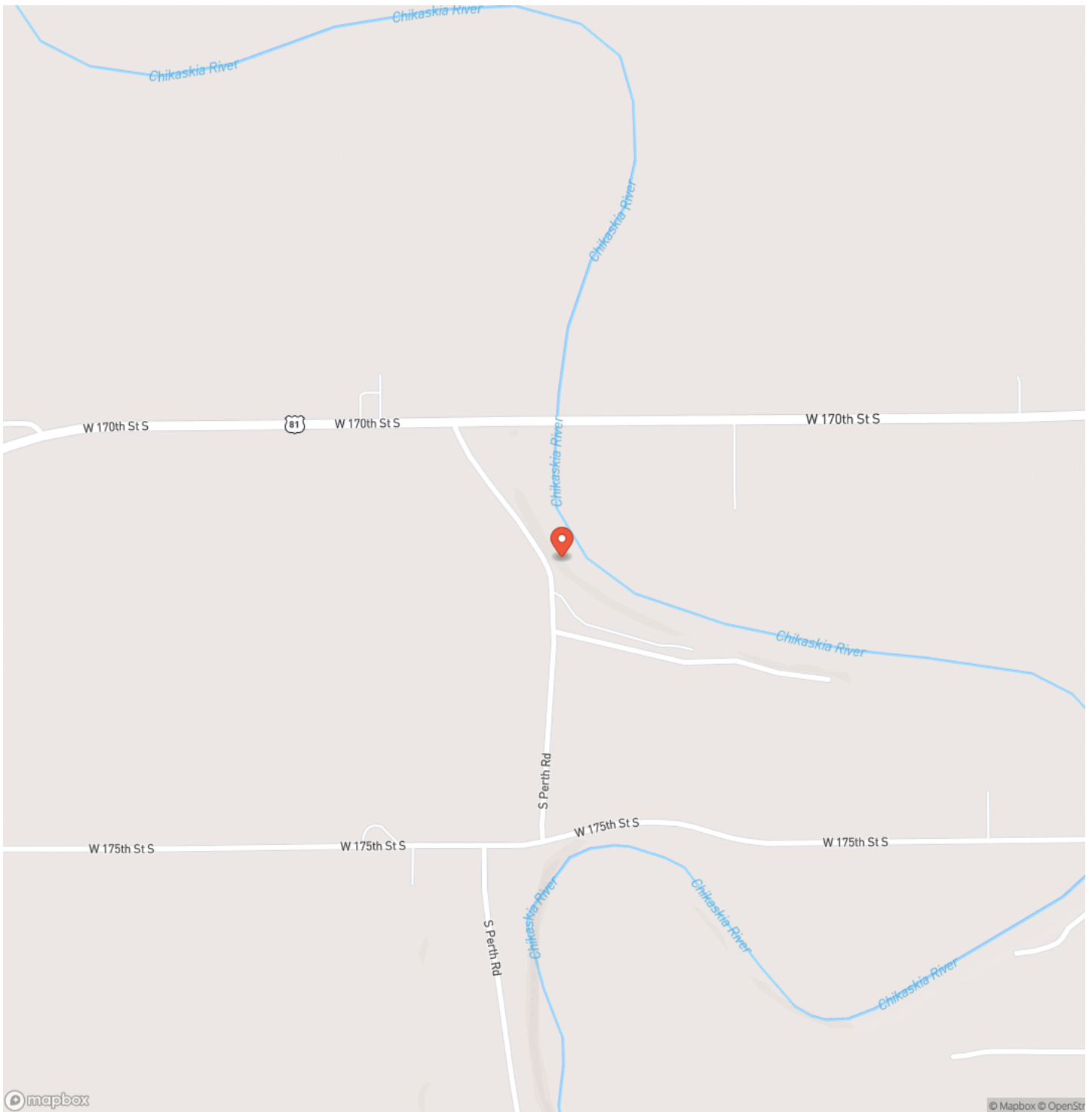
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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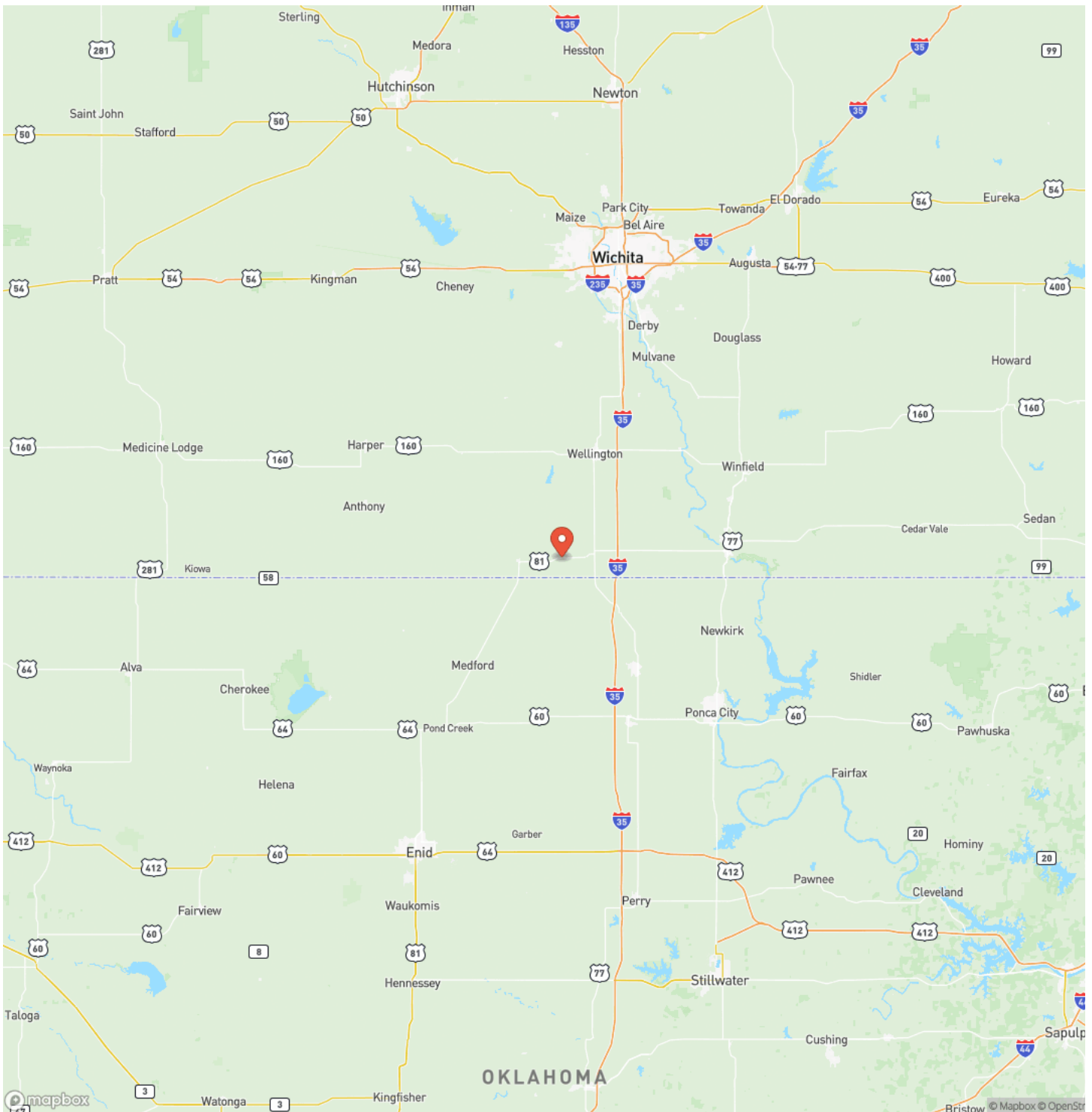
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## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Drew Palmer

## Mobile

(620) 660-2355

## Email

drew.palmer@arrowheadlandcompany.com

**Address**

## City / State / Zip

Kaw City, OK 74641

## NOTES

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**<https://arrowheadlandcompany.com/>**

## **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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