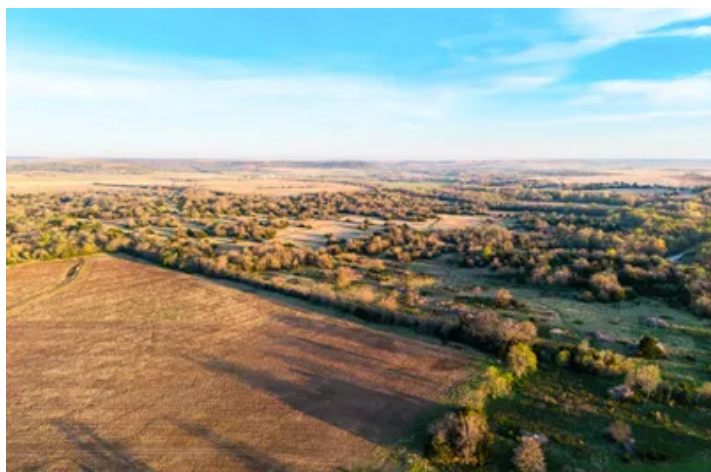


Otter Creek Ranch
1185 Road 2
Cedar Vale, KS 67024

\$2,795,000
704± Acres
Chautauqua County



Otter Creek Ranch
Cedar Vale, KS / Chautauqua County

SUMMARY

Address

1185 Road 2 null

City, State Zip

Cedar Vale, KS 67024

County

Chautauqua County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Single Family

Latitude / Longitude

37.1553 / -96.5005

Dwelling Square Feet

4,764

Bedrooms / Bathrooms

4 / 2

Acreage

704

Price

\$2,795,000

Property Website

<https://arrowheadlandcompany.com/property/otter-creek-ranch/chautauqua/kansas/103277/>



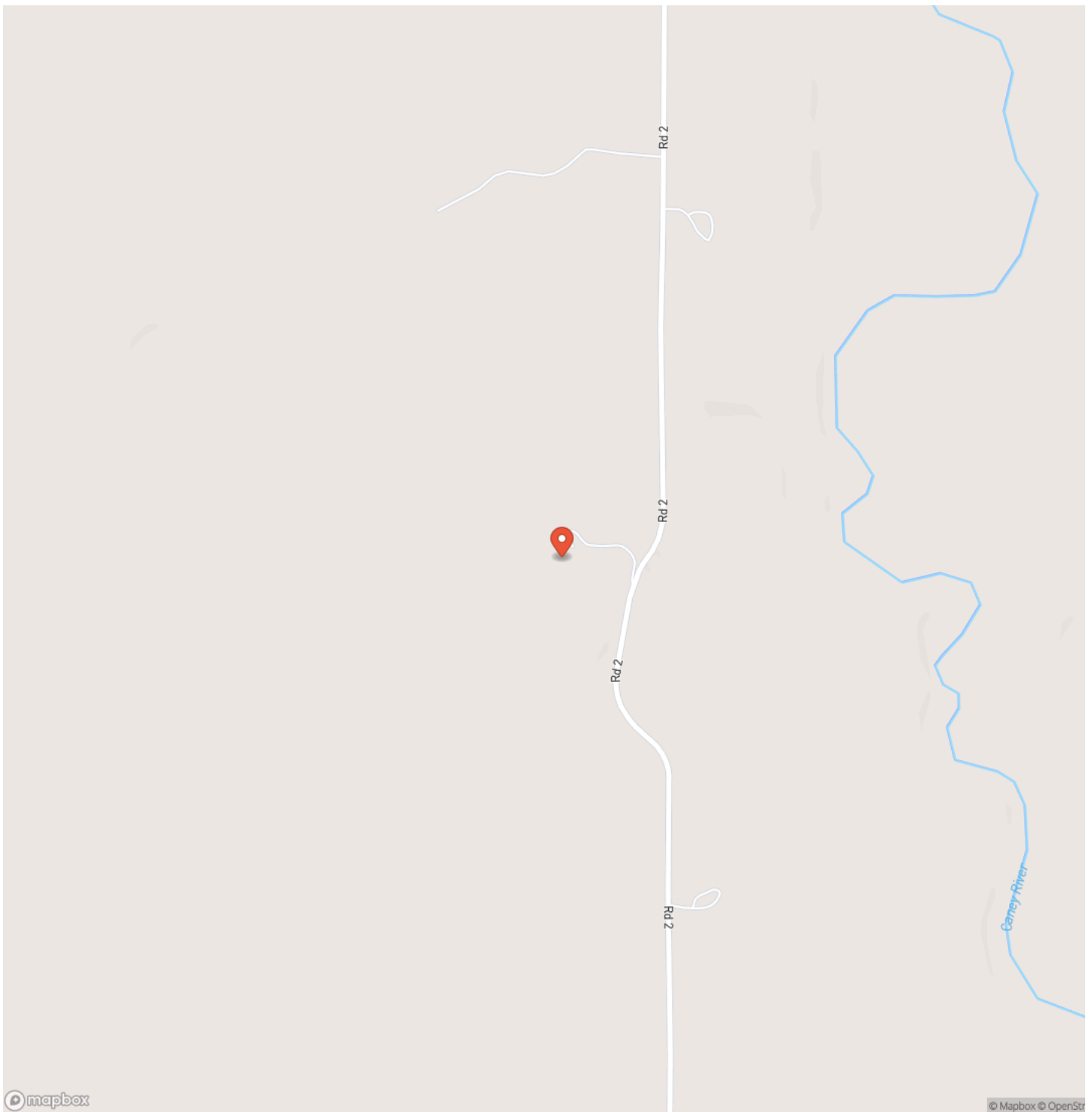
PROPERTY DESCRIPTION

This 704+/- acre tract in Chautauqua County is a true standout recreational property with the perfect mix of habitat, water, and income potential! From the moment you step on Otter Creek Ranch, it is clear this is one of the most complete hunting and recreational tracts you will find in the area. The land features multiple tillable fields that not only provide a return on investment, but also serve as ideal food sources for wildlife. The property features over one-half mile of old-growth hardwood ridges, with 100-plus-year-old burr oaks, large mature red oaks, and Flint Hills native chinquapin oaks, in addition to large walnut, hackberry, and pecan trees. This type of diverse timber mix is a rare feature of the river bottoms of western Chautauqua County and provides an exceptional wildlife mast crop along with a vital, healthy timber ecosystem. In addition, the property offers over 80 +/- acres of tillable row-crop production and 7± acres of strategic food plot areas. With a 5 +/- acre food plot right out the front door of the lodge, this a sportsmans dream paired with a western facing sunset. When combined with the high-quality native tallgrass prairie, the result is a rare blend of premier habitat types across one large tract. Cross fencing is already in place, giving you added flexibility for livestock. Numerous ponds and creeks are scattered throughout, creating excellent water sources across the entire property. Otter Creek runs through the northeast portion near the home, adding to both the beauty and functionality of the land. The 4,764+/- sqft home offers a comfortable and spacious setup as well! Inside, you will find an open concept living room and kitchen that flows nicely for everyday living. Down the hallway are three bedrooms and one bathroom, with the hallway continuing on to a private master bedroom that includes its own bathroom. In addition to the home, there are multiple sheds on the property providing plenty of space for equipment and storage. Two water wells are also in place, supporting both the home and land use. A well-maintained trail system runs throughout the property, making it easy to access all areas. Whether you are checking fences, moving between stands, or simply enjoying a ride, accessibility is a major advantage. From a recreational standpoint, this property truly shines. Multiple turkeys were heard gobbling during a recent visit, and whitetail deer were seen utilizing both the food plots and tillable acres. Ducks were also observed on the ponds, highlighting the strong waterfowl potential. With abundant water, native grasses, timber, and agriculture, this tract offers everything needed to consistently hold and grow wildlife. Located just 1+/- mile north of Cedar Vale, 50+/- miles east of Winfield, 54+/- miles west of Coffeyville, and 98+/- miles southeast of Wichita, this property offers a rare combination of seclusion and convenience. If you are looking for a large recreational property with income, water, and proven wildlife, this is one you do not want to miss! 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) or Will Bellis at [\(785\) 814-0355](tel:785.814.0355) . 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.

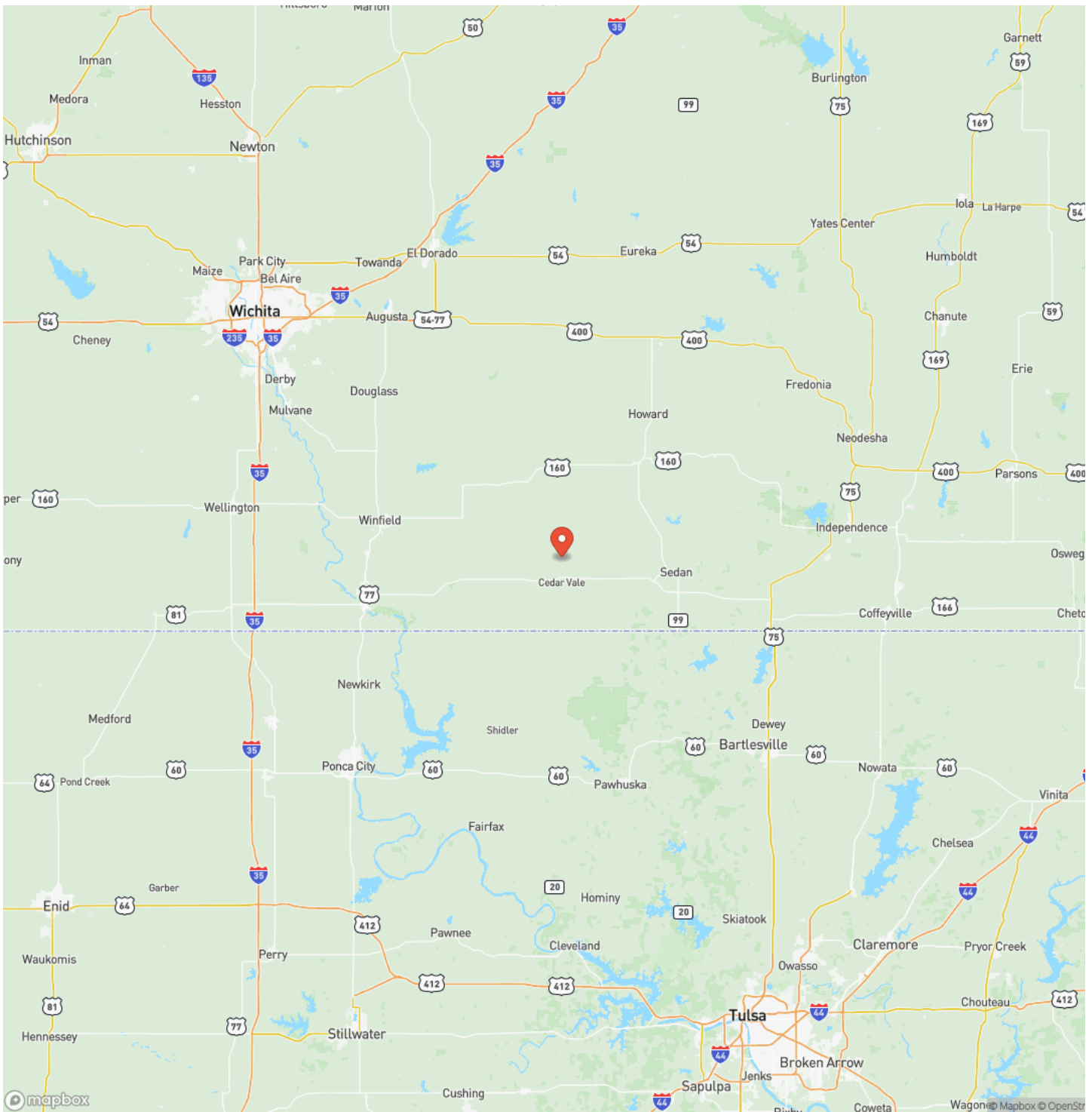
Otter Creek Ranch
Cedar Vale, KS / Chautauqua County



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

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.

[illegible]

<https://arrowheadlandcompany.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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