

Prime Recreational Tract with Ag Income
0000 RD 19
Sedan, KS 67361

\$265,540
78± Acres
Chautauqua County



MORE INFO ONLINE:

l2realtyinc.com

Prime Recreational Tract with Ag Income
Sedan, KS / Chautauqua County

SUMMARY

Address

0000 RD 19

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Hunting Land, Recreational Land, Ranches, Timberland

Latitude / Longitude

37.26909103694106 / -96.19759332729016

Acreage

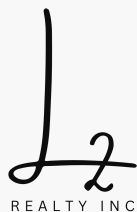
78

Price

\$265,540

Property Website

<https://l2realtyinc.com/property/prime-recreational-tract-with-ag-income-chautauqua-kansas/49366/>



Prime Recreational Tract with Ag Income Sedan, KS / Chautauqua County

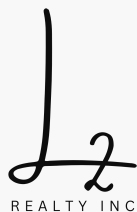
PROPERTY DESCRIPTION

This property is just a few miles from 99 Highway north of Sedan Kansas. It's rare to find a property of this size with so much diversity. It is 78.1 taxable acres and 80.0 deeded acres, qualifying you for that nonresident deer tag. On the north end there is hay meadow made up of clean native grasses. The hay meadow then slopes off to the east into a deep cut that creates a natural rut funnel for whitetail from the north. The dynamic of this place offers excellent access from a hunting perspective.

Road 19 angles across the northern third of the property and separates the hay meadow from the fully fenced southern portion. This end of the property has extremely thick areas of ground cover where you can find that top knotch bedding for whitetail and wildlife. Last years late summer was some of the driest conditions this area has ever seen and the small pond yet low still held water the entire time. The southeast corner has some breath taking views of the creek bottom which holds a variety of hardwoods providing more forage for wildlife.

Being lightly hunted the last 10 years there is tons of potential with this ground to grow and manage a deer herd. With all the other features of this place it has electric at the southwest corner and rural water running the whole length of Road 19. Please call or email the listing agent Clint Graves at, ([620\) 440-2683](tel:6204402683) or cgraves@l2realtyinc.com to set up a private showing of this property!

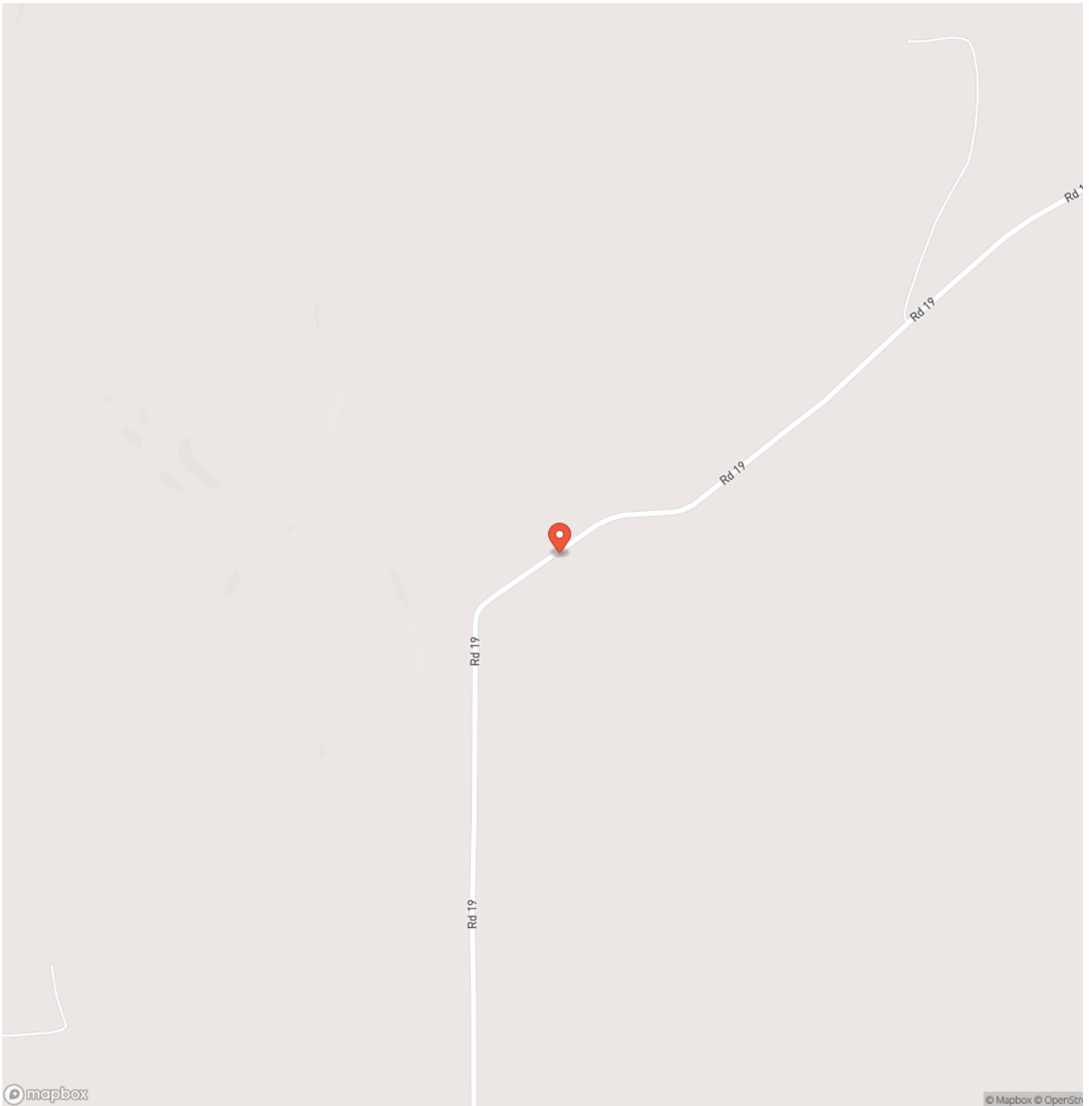
- Hunting And Recreation opportunities
- Fenced
- Hay Meadow
- Utilities + Build Sites
- Pond
- Seasonal Rock Bottom Creek
- 2023 Property Tax \$300.94
- 14 miles to Sedan
- 16 miles to Moline
- 95 miles to Wichita
- 55 miles to Bartlesville



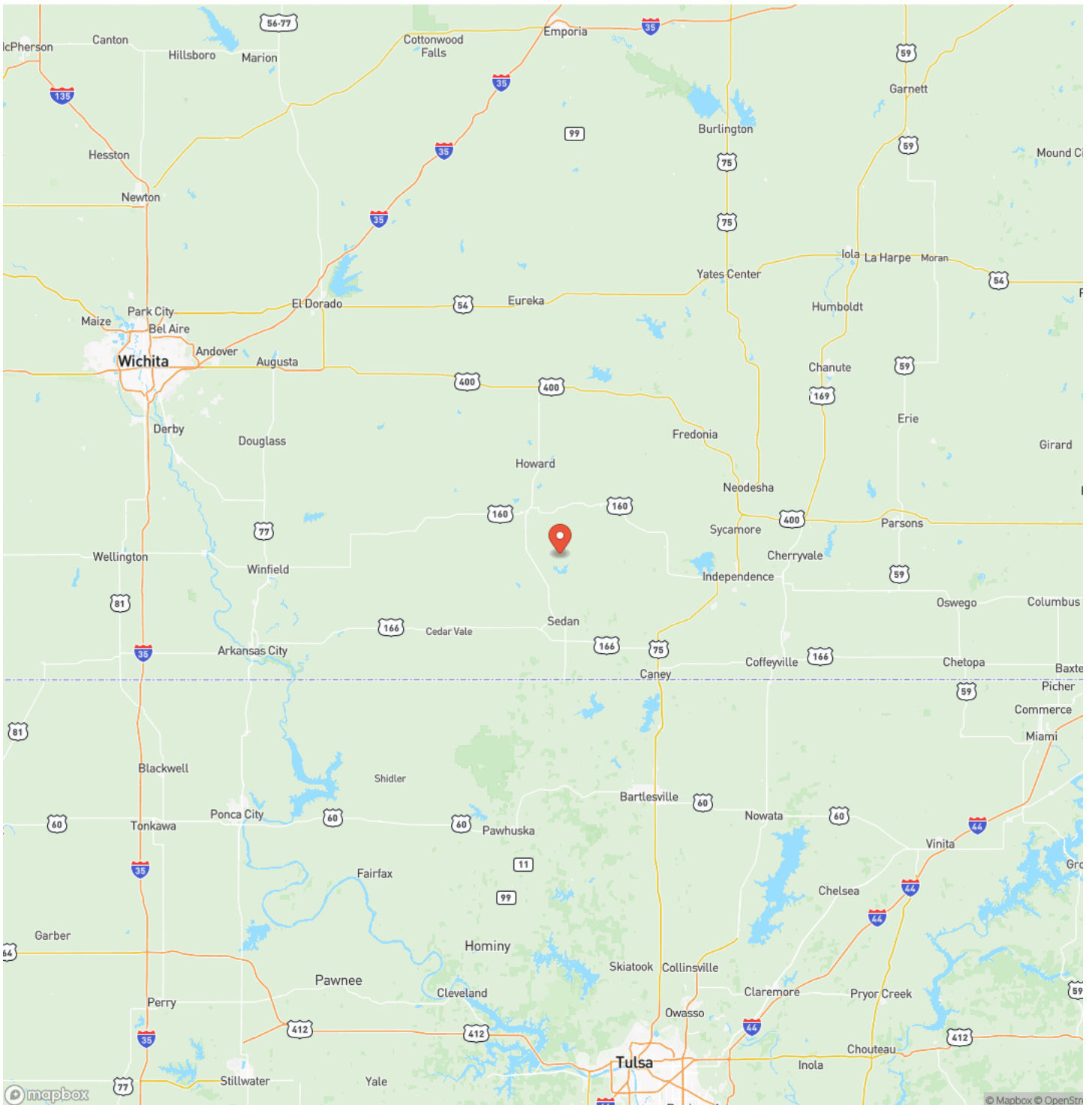
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Sedan, KS / Chautauqua County



Locator Map



Locator Map



Satellite Map



Prime Recreational Tract with Ag Income Sedan, KS / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Graves

Mobile

(620) 440-2683

Email

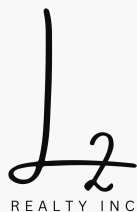
cgraves@L2realtyinc.com

Address

City / State / Zip

Oxford, KS 67119

NOTES

[illegible]

MORE INFO ONLINE:

l2realtyinc.com

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.



DISCLAIMERS

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