

1759 rd 1 CedarVale KS
1759 Rd 1
Cedar Vale, KS 67024

\$460,000
80± Acres
Chautauqua County



1759 rd 1 CedarVale KS
Cedar Vale, KS / Chautauqua County

SUMMARY

Address

1759 Rd 1

City, State Zip

Cedar Vale, KS 67024

County

Chautauqua County

Type

Residential Property

Latitude / Longitude

37.24067 / -96.510289

Dwelling Square Feet

1400

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$460,000

Property Website

<https://l2realtyinc.com/property/1759-rd-1-cedarvale-ks-chautauqua-kansas/87068/>



PROPERTY DESCRIPTION

This **new 3-bedroom, 2-bathroom home** located just north of Cedar Vale, Kansas, offers the perfect blend of modern comfort and rural charm. From the moment you step inside, you'll notice the attention to detail and thoughtful layout that make this home stand out. The spacious open-concept kitchen flows directly into the living room, creating a bright and inviting space ideal for everyday living. The bedrooms are generously sized, offering quiet retreats with ample closet space, while both bathrooms feature clean, updated finishes to make life comfortable and convenient.

The setting of this home is truly something special. Surrounded by wide-open Kansas skies, the property offers sweeping views of rolling hills to the west and expansive plains to the east. Whether you're drinking your morning coffee on the porch or winding down in the evening, the landscape creates a tranquil backdrop that's hard to find. With no close neighbors and plenty of space to roam, this property delivers the kind of peace and privacy that many only dream about.

Included with the home are **80 acres of productive land**, perfectly suited for grazing cattle, growing hay, or simply enjoying as open space. The land is a mix of good pasture ground and gently rolling terrain, offering flexibility for livestock or agricultural use. With proper fencing, this acreage could easily support a small herd or serve as an ideal location for horses or other animals. It also has the potential for hay production, providing additional income or sustainability opportunities.

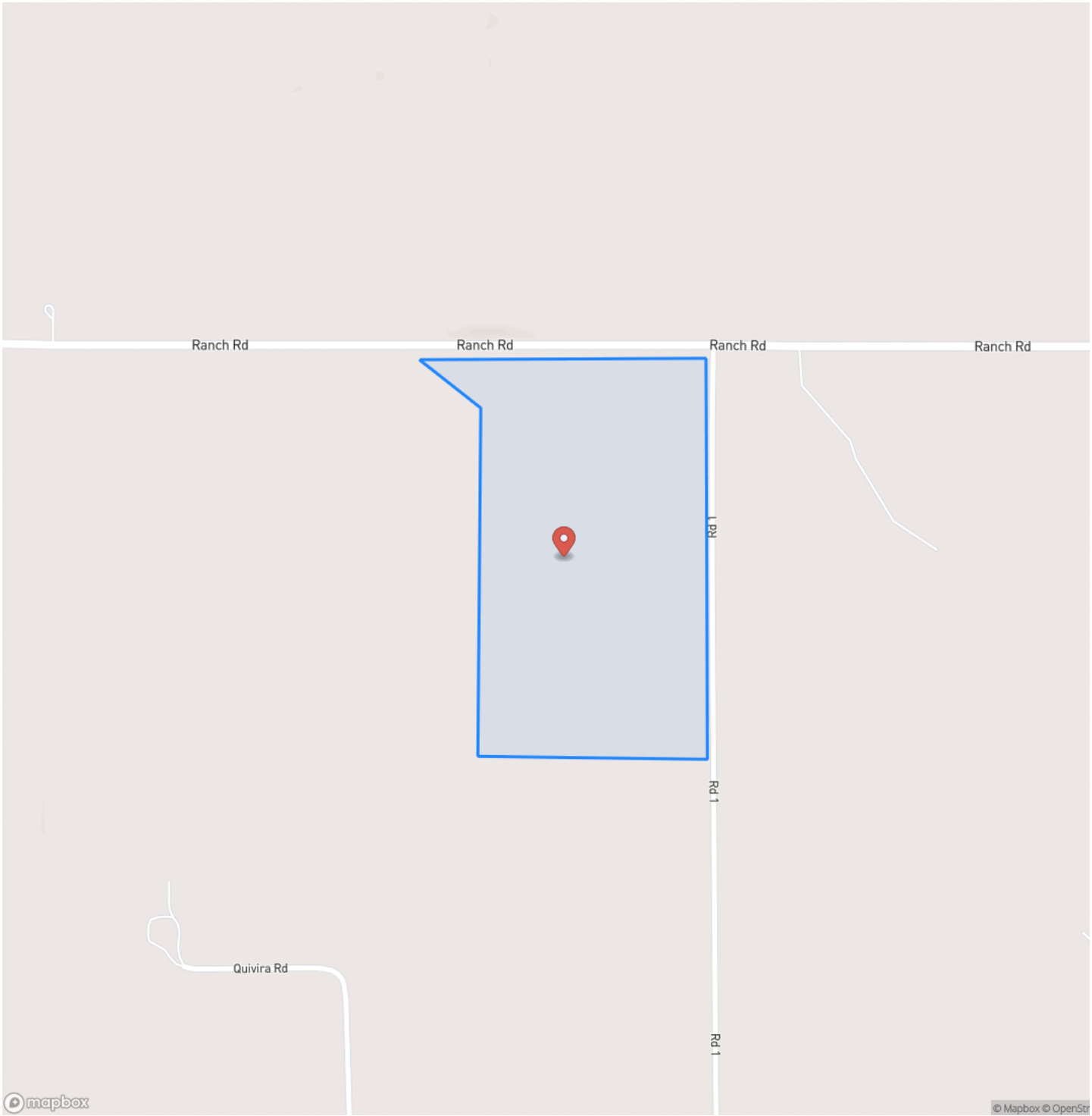
For those interested in hunting or outdoor recreation, the property also includes **natural wildlife travel corridors**, making it a great location for spotting whitetail deer and other native wildlife. The combination of open pasture, nearby timber, and water sources in the area make this land attractive for both recreational use and long-term investment. Whether you're looking to establish a homestead, expand your cattle operation, or simply escape to the countryside, this property is a rare opportunity to own a brand new home on a sizable and highly functional piece of land in a beautiful part of Southeast Kansas.

Key Features:

- Brand new 3 bed / 2 bath home
- Open-concept kitchen and living space
- Spacious bedrooms with modern bathrooms
- 80 acres of open pasture land
- Great for cattle grazing or hay production
- Stunning views of rolling hills and open plains
- Natural travel corridors for whitetail deer and wildlife
- Peaceful rural location north of Cedar Vale, KS

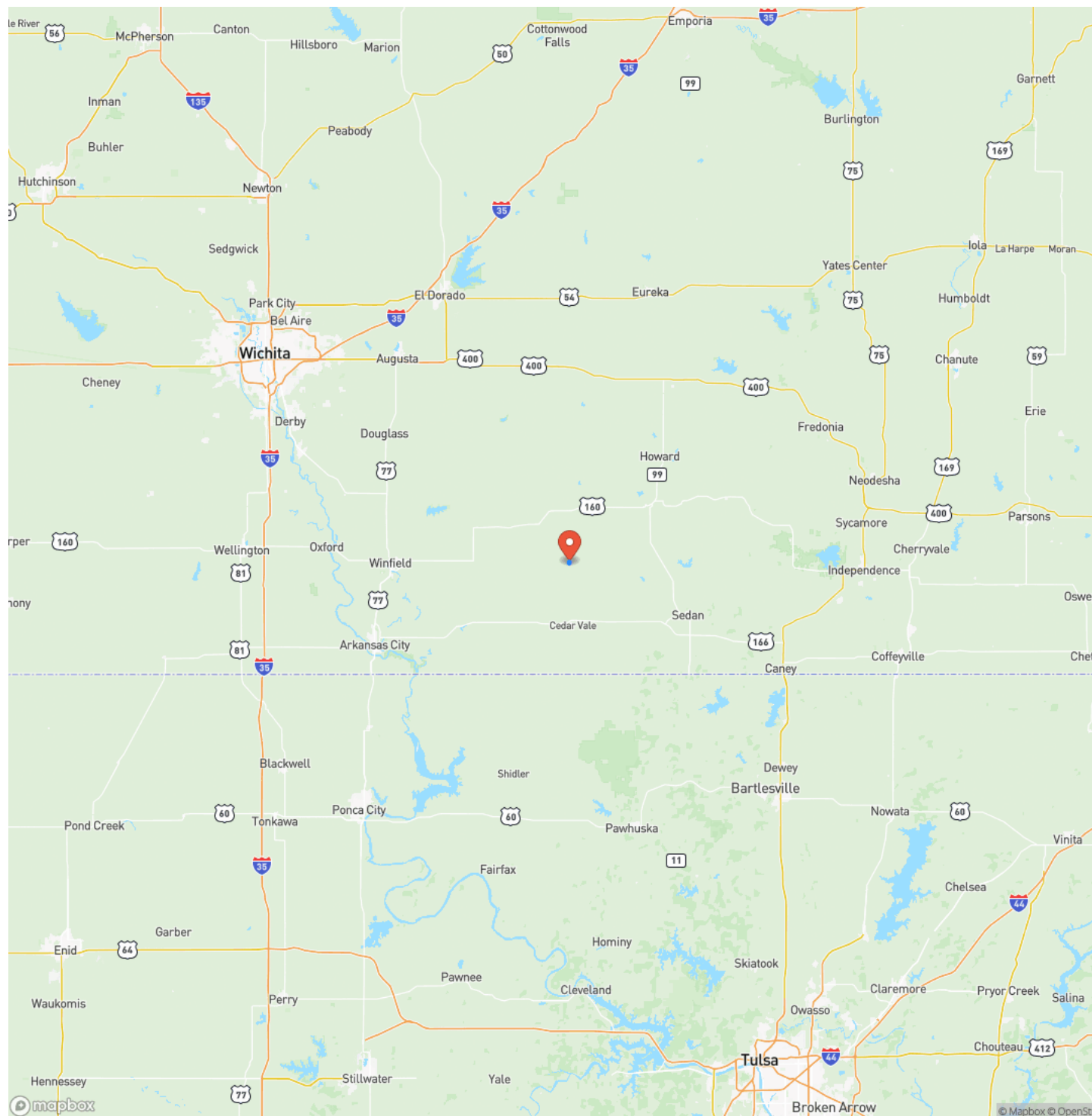


Locator Map



1759 rd 1 CedarVale KS
Cedar Vale, KS / Chautauqua County

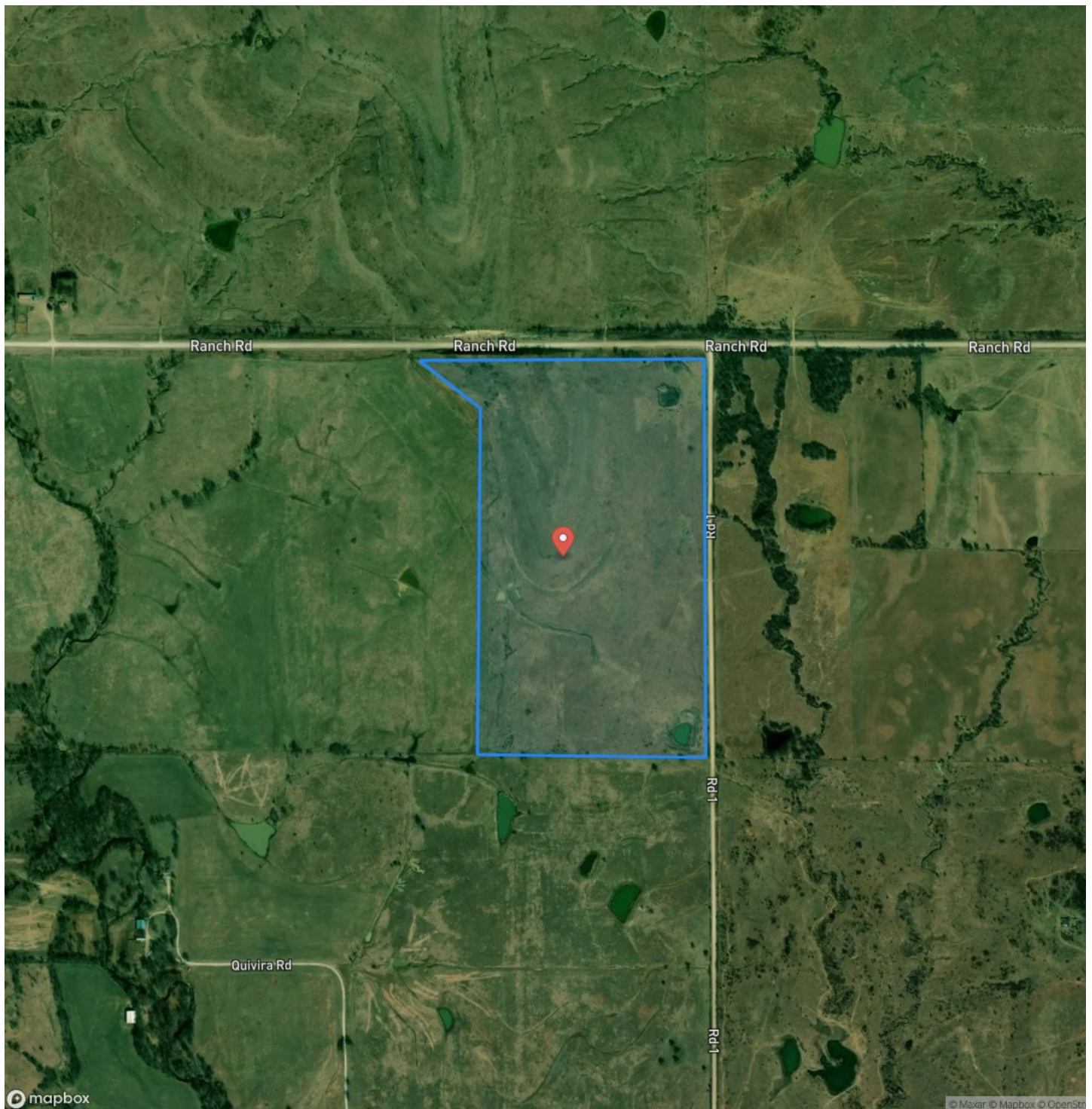
Locator Map



MORE INFO ONLINE:

L2realtyinc.com

Satellite Map



1759 rd 1 CedarVale KS
Cedar Vale, KS / Chautauqua County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeremy Harris

Mobile

(918) 214-2955

Email

jharris@L2realtyinc.com

Address

City / State / Zip

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.



L2realtyinc.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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

