

Hunters dream property
1912 Bronco St
Sedan, KS 67361

\$1,650,000
318.300± Acres
Chautauqua County



Hunters dream property Sedan, KS / Chautauqua County

SUMMARY

Address

1912 Bronco St

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Ranches, Residential Property

Latitude / Longitude

37.022782 / -96.196784

Dwelling Square Feet

1728

Bedrooms / Bathrooms

3 / 2

Acreage

318.300

Price

\$1,650,000

Property Website

<https://l2realtyinc.com/property/hunters-dream-property-chautauqua-kansas/84847/>



PROPERTY DESCRIPTION

This exceptional 318-acre property located west of Chautauqua, Kansas is truly a hunter's paradise. It offers some of the best whitetail deer, turkey, and waterfowl hunting in the entire region. The landscape is a perfect mix of habitat, featuring large mature timber, multiple ponds, and numerous natural draws that funnel wildlife right into the heart of the property. Three main food plots have been thoughtfully established, with two already planted in lush white clover to consistently draw in game. Strategically placed treestands and feeders maximize hunting opportunities, making this a turnkey property where you can step in and start enjoying premier Kansas hunting from day one. It's rare to find a tract so well-developed and ready to deliver unforgettable outdoor experiences.

The fully furnished hunting lodge provides a warm, inviting retreat after a day in the field. Designed for relaxation and entertaining, it offers three bedrooms furnished with beds and two well-appointed bathrooms, plus a spacious living area with comfortable couches. The open-concept kitchen features granite countertops and stainless steel appliances, including a refrigerator, oven, and dishwasher, perfect for preparing meals or hosting gatherings. Just outside, a large covered patio extends the living space, offering an ideal spot to unwind, share stories, and take in the peaceful Kansas sunsets.

Beyond outstanding hunting, this property is completely equipped for land stewardship and food plot management. A nearly new barn (approximately two years old) houses top-tier equipment: a 2024 75 hp New Holland PowerStar tractor, a 2020 brush hog, 2021 Land Pride seed drill, Rhino plow, Frontier harrow, and an Ag 150 sprayer. This lineup allows you to maintain and improve the land with ease. A spray-foam insulated shop with two large overhead doors is stocked with essential tools and shelters a 2024 Polaris Northstar side-by-side, ensuring convenient access across the property. This comprehensive setup means everything you need to care for the land and keep it thriving is already in place.

Additional accommodations make this property even more inviting for family and guests. There's a comfortable bunkhouse with two bunk beds and a bathroom, plus a separate fully insulated outbuilding that includes two additional beds, offering ample space for overnight stays and hunting trips with friends. With its blend of well-appointed lodging, extensive outbuildings, top-quality equipment, and breathtaking recreational land, this property truly stands out. Every day spent here feels like a vacation — whether you're hunting trophy game, exploring trails, or simply soaking in the beauty of the Kansas countryside.

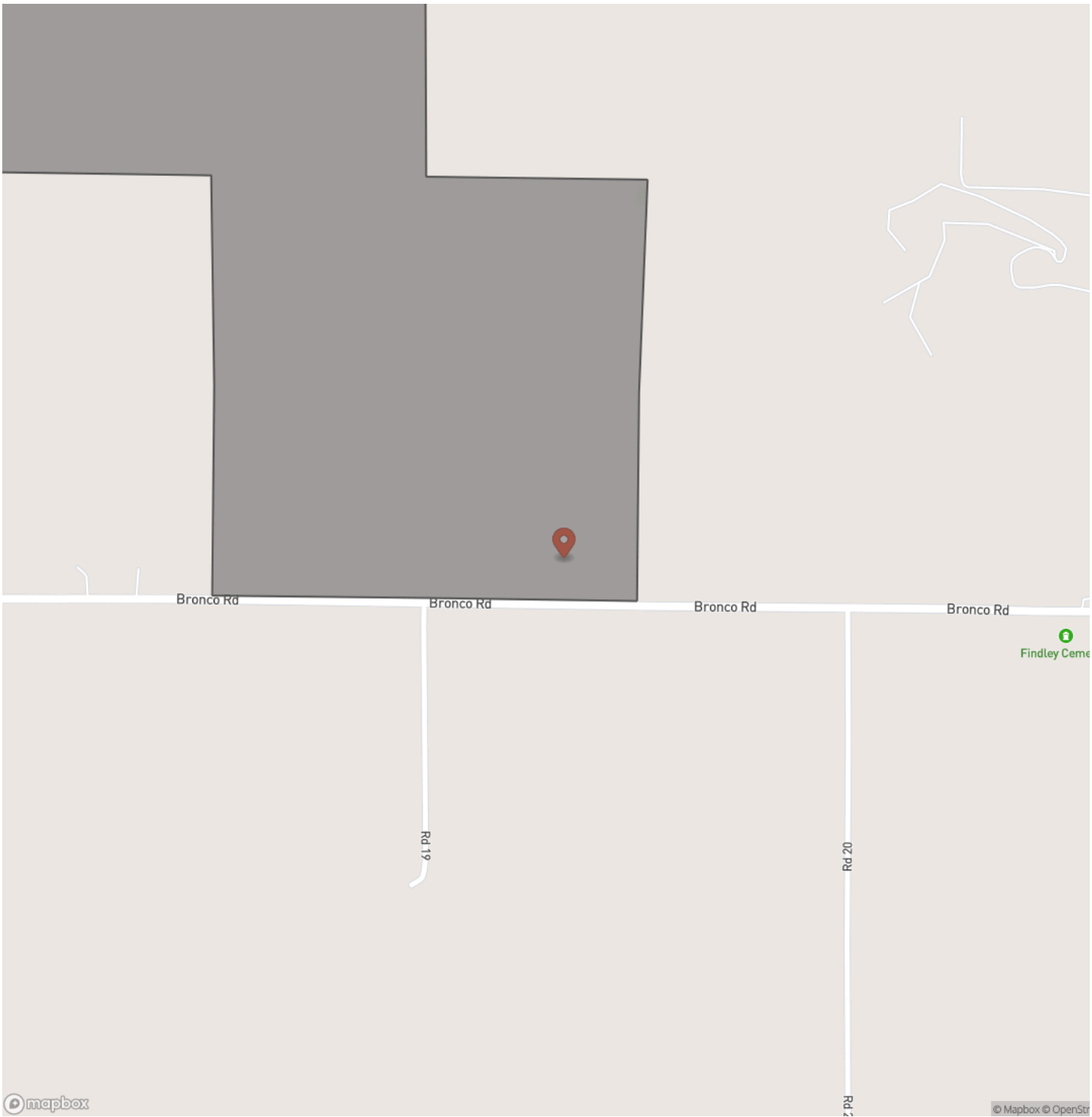
Key Property Highlights:

- 318 acres of prime hunting land with mature timber, multiple ponds & draws
- 3 main food plots (2 planted in white clover), plus multiple treestands & feeders
- Fully furnished hunting lodge with 3 bedrooms & **2 bathrooms**, granite kitchen & large covered patio
- Nearly new barn with 2024 New Holland tractor, brush hog, seed drill & more
- Insulated shop with essential tools and 2024 Polaris Northstar side-by-side
- Bunkhouse with 2 bunk beds & bathroom, plus insulated guest outbuilding
- Truly turnkey hunting retreat — ready to hunt, relax & enjoy immediately

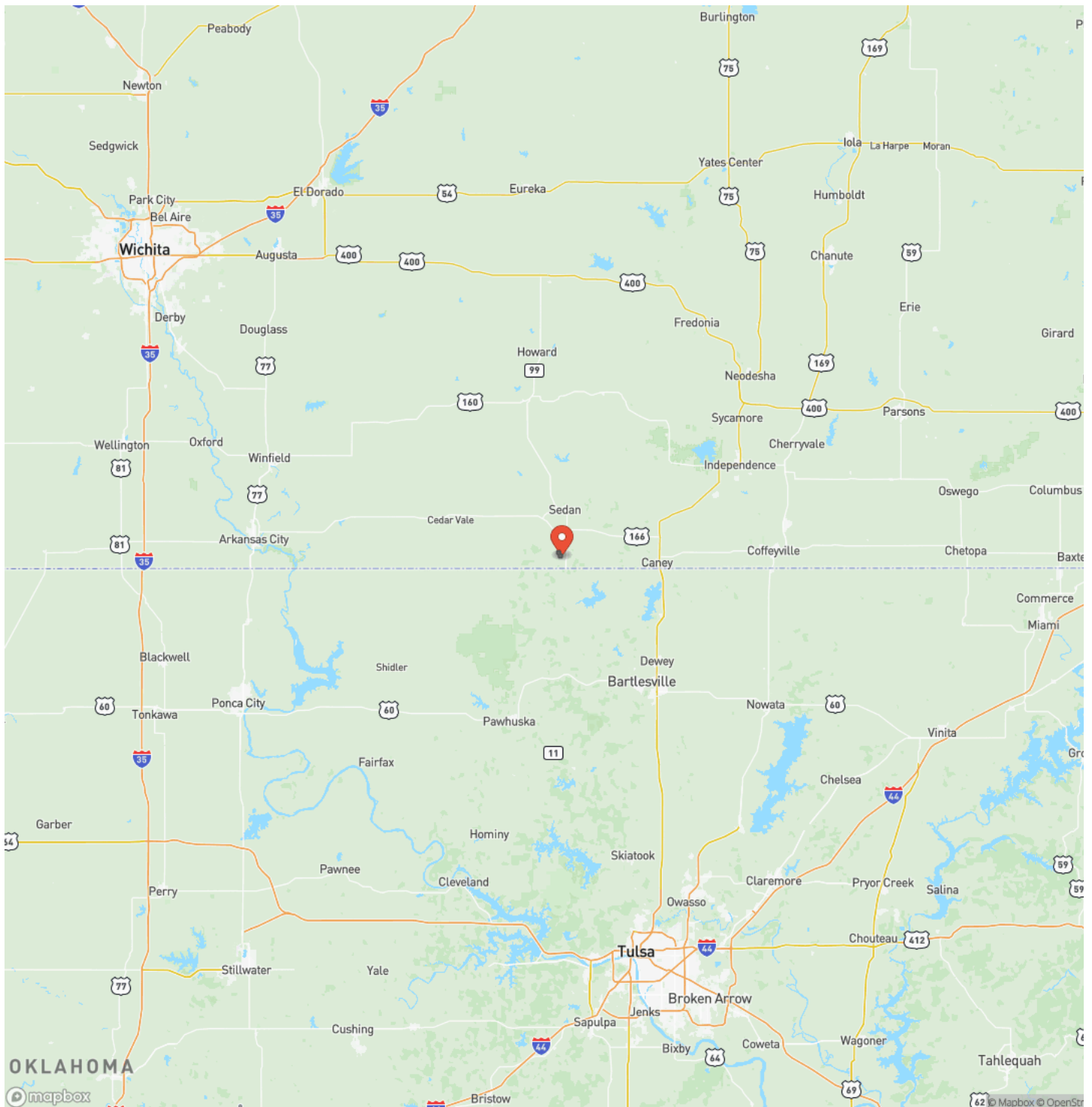
Hunters dream property
Sedan, KS / Chautauqua County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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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

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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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