

Just Listed:
\$265,540



LAND FOR SALE

78.1+/- Acres in Sedan, KS

RECREATIONAL
HAVENE



About The Property

Recreational Haven in Chautauqua County Kansas! This 78.1+/- acres is just a few miles from 99 Highway north of Sedan. The dynamic of this property offers excellent access from a hunting perspective. It slopes to the south with areas of extremely thick ground cover making top notch bedding for whitetail and wildlife. In the creek bottom you will find a variety of hardwoods providing an abundance of forage for wildlife. Even in the extreme drought this area faces the small pond on the property is still holding water as well as some pools of water along the creek. The north end of the property holds a small hay meadow consisting of 18.5+/- acres of clean native grass. Along with all the other features of this property is has several build sites with all the utilities close by. 20 minutes to Sedan 25 minutes to Moline

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CONTACT:

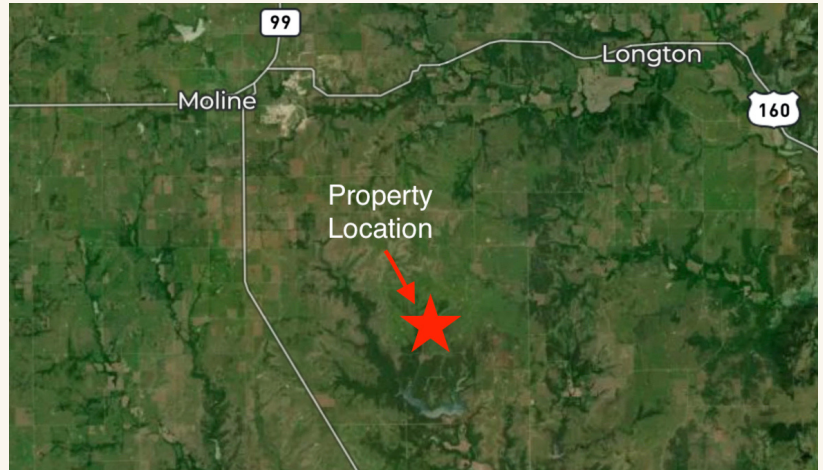
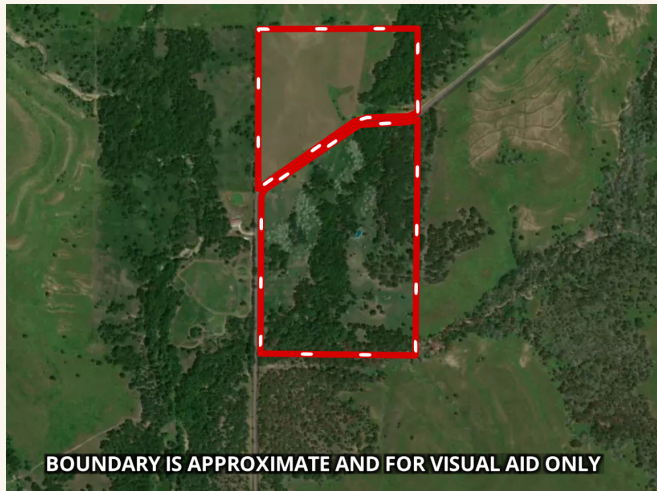
Clint Graves

**PROFESSIONAL
LAND AGENT**

620-440-2683

Clint@AryLandCo.com





- 78.1+/- Acres in Sedan, KS
- Top notch bedding for Whitetail & wildlife

- Creek
- 18.5+/- acre Hay meadow

- Several build sites
- Hunting

CALL TODAY
918-691-7007



**CALL TO
LEARN MORE
ABOUT THIS
OPPORTUNITY!**

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**KW ADVANTAGE
LAND**



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Each Office is Independently
Owned and Operated.

LAND THROUGH A DIFFERENT LENS.

Discover why buying and selling real estate is fun, easy, and stress-free.

Ary Land Co., founded by Drew Ary, ALC and Eric Zellers, PE, is a growing team of like-minded professionals with more land knowledge than the average agency and we continue to push our team to higher levels of expertise and knowledge.

As Ary Land Co. continues to expand, our reach has moved beyond Oklahoma into Kansas, Arkansas, and Missouri, we continue to offer a complete package to buyers and sellers. Contact us today to find out how we can best serve you in your real estate needs and see why we say, "Land through a different lens."

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