



# Chautauqua County Kansas Land iAuction - Bear Creek Ranch

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



BIDDING ENDS WEDNESDAY, FEBRUARY 8<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)



## PROPERTY ADDRESS:

2350 Eagle Road  
Peru, KS 67360

**ACRES:** 1,831

**COUNTY:** Chautauqua

## AUCTION DETAILS:

**Property Preview Saturday, January 21st 10AM to 2PM.**

**Bidding Ends Wednesday, February 8th at 10:00 AM.**

Welcome to Bear Creek Ranch. This 1,831± acre property is located in southern Chautauqua County, Kansas and truly is a site to see. It is an incredibly diverse property that has multiple cross fences offering a wide variety for all parties alike. It is heavily wooded in some areas creating some of the best bedding and cover for wildlife & livestock you could imagine. In others it offers some fantastic pasture ground for grazing livestock of your choice. All of this is being offered in 9 tracts and is connected in an 1,831± acre contiguous tract of land that has dozens of lakes, pond, springs and watering holes for livestock & wildlife alike. All of this ground has a beautiful elevation change that is hard to replicate in southeast Kansas to say the least. The views on these parcels are second to none in most areas and the building opportunities are endless. Bear Creek runs through the entire north and west sides of the property feeding to and from the 20± acre lake. The property has 20+ bodies of water on it that are still holding a large amount of water even in the biggest drought year we have had in my lifetime in southeast Kansas. There is water on all 9 parcels that are being separated for iAuction with several of those tracts having 3-4 bodies of water. In addition to Bear Creek, there are several other wet season creeks running throughout the property for added sources of water. Simply put, the property is holding an immense amount of water.

A rustic 2-bedroom, 1-bathroom shouse sits at the heart of the property with well water and electricity on site. In addition to the 2 bed, 1 bath shouse, there are 2 newer 60 x150 barns on the property allowing any farmer to always keep his or her livestock or equipment out of the elements. One of the barns has solar panels spanning the roof that powers the house, shop and



**PRESENTED BY:**

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one of the barns. This is a great source of energy that helps in all ways to power buildings but can also be used to produce energy that the utility company will credit back to you in the event of excess energy being produced on property. In addition to the rural and well water on site, the 3± acre pond just south of the house has an intricate watering system in place that is currently watering the high fenced tree orchard on the property as well as livestock. The system will allow for watering of livestock or the orchard with different controls operating the system. There are multiple catch pens and working areas all around the house and barns and other parts of the property to keep your livestock close or tended to if needed. There are several fully functioning cattle chutes, paddocks and holding areas on site for any size cattle operation and there are just under 20 total catch pens, corrals & sections ranging in size from 1± acre up to 160± acres throughout the entire 1,831± acres. There is suitable grass, water and newer fencing in numerous locations for some very nice cattle tracts for summering, wintering, all year grazing or even just a feed and hay lot. The sky is the limit.

As far as wildlife goes, the trophy and trail camera pictures tell that story. The amount of cover, food, and water this place has all tied together is unreal. There is an incredible number of trees producing both food and cover for a vast quantity of animals that call this property home. You will see multiple deer upon most visits to the property and while taking photos on my last trip there, I heard multiple quail whistles that brought a smile to my face. I have been to this property probably 20-30 times over the last 3 years and as an outdoorsman, I'm a little dumbfounded with the sheer number of critters I see on a single visit. Think of Jurassic Park but instead of a T-rex, Brontosaurus or Triceratops, you would see hundreds of whitetail deer, turkey, quail, duck, geese, crane, squirrel, rabbit and fish just to start with. We can call it a Midwest Jurassic Park. There are literally deer tracks 20 feet from the house and barns. You could fill your annual Kansas state quota of deer, ducks and geese within 100 yards of where you park your truck at the house. It's mind-blowing. And the best part about the property is that every parcel has this amount of wildlife and any of the 9 tracts could be a mini-Midwest Jurassic Park.

The current income on the property is nothing short of a great investment either. The hunting and cattle grazing income for 2022 calendar year was \$68,000 annually before any oil lease income. There are no current contracts for farming or hunting leasing for the 2023 calendar year. It currently has 5 producing oil wells on the northwest side of the property that has brought in \$7,092.00 as of November 18, 2022 and these oil lease contracts will pass to the buyer 100%.

If you can't tell by now this is a special place to many people. This property has been loved and cared for by the same family for over 33 years and is ready to be passed on to new ownership. The opportunities here truly are endless.



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## **Tract 1:**

- 48± acres
- 2-bedroom 1-bathroom shouse
- Stone fireplace in shouse
- Well water
- Newer 60 x 150 barn / shop with electric & large breezeway
- 2 shipping containers for storage
- Solar panels powering house, shop & barn on 60 x 150 barn
- 3± acre lake with intricate watering system
- 3 additional ponds
- High fenced tree orchard
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing & locking gates all the way around the property
- Cattle chute & multiple corrals
- ADT security with real time cameras
- Nice mix of shouse, shop, barn, water & trees
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 2:**

- 272± acres
- 4 ponds
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing & locking gates all the way around the property
- Opportunity to hook into rural water
- Electric on the road
- Multiple sections for rotational grazing
- Great mix of pasture & timber
- Hunting and farming lease potential
- Box blind
- Multiple stand sites
- Nice trails & roads

- Wet season creek
- Exceptional elevation changes
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 3:**

- 158± acres
- Newer 60 x 150 barn
- 2 large ponds
- Nice trails & roads
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing & locking gates all the way around the property
- Multiple stand sites
- Feed lot
- Hunting and farming lease potential
- Great mix of pasture & timber
- Wet season creek
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 4:**

- 155± acres
- 4 ponds
- Nice trails & roads
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing throughout most of the property
- Roughly 30 acres of tillable ground that was previously farmed if desired
- Capped natural gas well on property that could be reopened

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- Hunting and farming lease potential
- Multiple stand sites
- Multiple sections for rotational grazing
- Box blind on property
- Great mix of pasture & timber
- Wet season creek
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 5:**

- 155± acres
- Pond
- Nice trails & roads
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing throughout most of the property
- Multiple stand sites
- Opportunity to hook into rural water
- Electric on the road
- Hunting and farming lease potential
- Great mix of pasture, brush & timber
- Wet season creek
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 6:**

- 322± acres
- 2 large ponds
- Nice trails & roads
- Whitetail deer, turkey, ducks, geese, quail & small game on property

- Good fencing throughout most of the property
- Multiple stand sites
- Hunting and farming lease potential
- Great mix of pasture, brush & timber
- Wet season creek on property
- Exceptional elevation changes and views
- Very secluded
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 7:**

- 155± acres
- Large pond
- Nice trails & roads
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing throughout most of the property
- Multiple stand sites
- Opportunity to hook into rural water
- Electric on the road
- Hunting and farming lease potential
- Great mix of pasture, brush & timber
- Wet season creek on property
- Exceptional elevation changes and views
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## **Tract 8:**

- 320± acres
- 20± acre stocked lake

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- 1 additional pond
- Bear Creek running through the property
- Nice trails & roads
- Very large concentration of ducks & geese
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing throughout most of the property
- Multiple stand sites
- Established food plots on property
- Very secluded
- Hunting and farming lease potential
- Great mix of lake water, pasture, brush & timber
- Wet season creek on property
- Box blind on property
- Exceptional elevation changes and views
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma

## Tract 9:

- 246± acres
- Currently 5 producing oil wells
- As of November 18, 2022 oil income was \$7,092.00
- Mineral rights 100% transferable
- Whitetail deer, turkey, quail & small game on property
- Secluded and private
- Easy entrance off 166 Highway
- Unique elevation changes with beautiful rock walls
- Bear Creek runs through the southwest portion of the property
- Great mix of brush & timber
- Established road systems
- Multiple stand sites
- Hunting and farming lease potential
- 3 hours from Kansas City, Missouri
- 2 hours from Wichita, Kansas
- 40 minutes from Bartlesville, Oklahoma
- 3 hours from Oklahoma City, Oklahoma



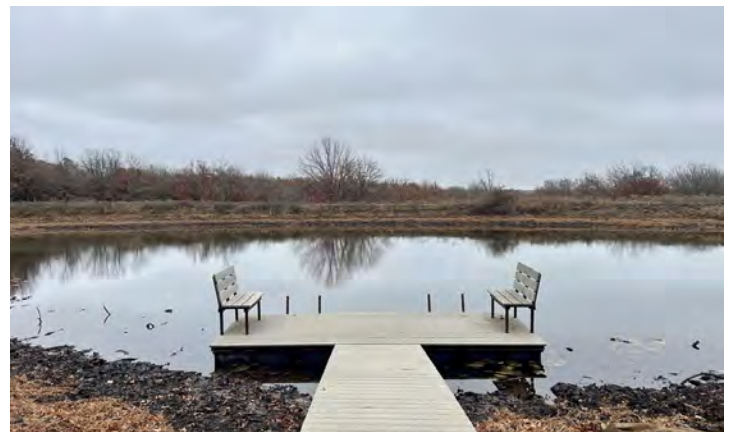
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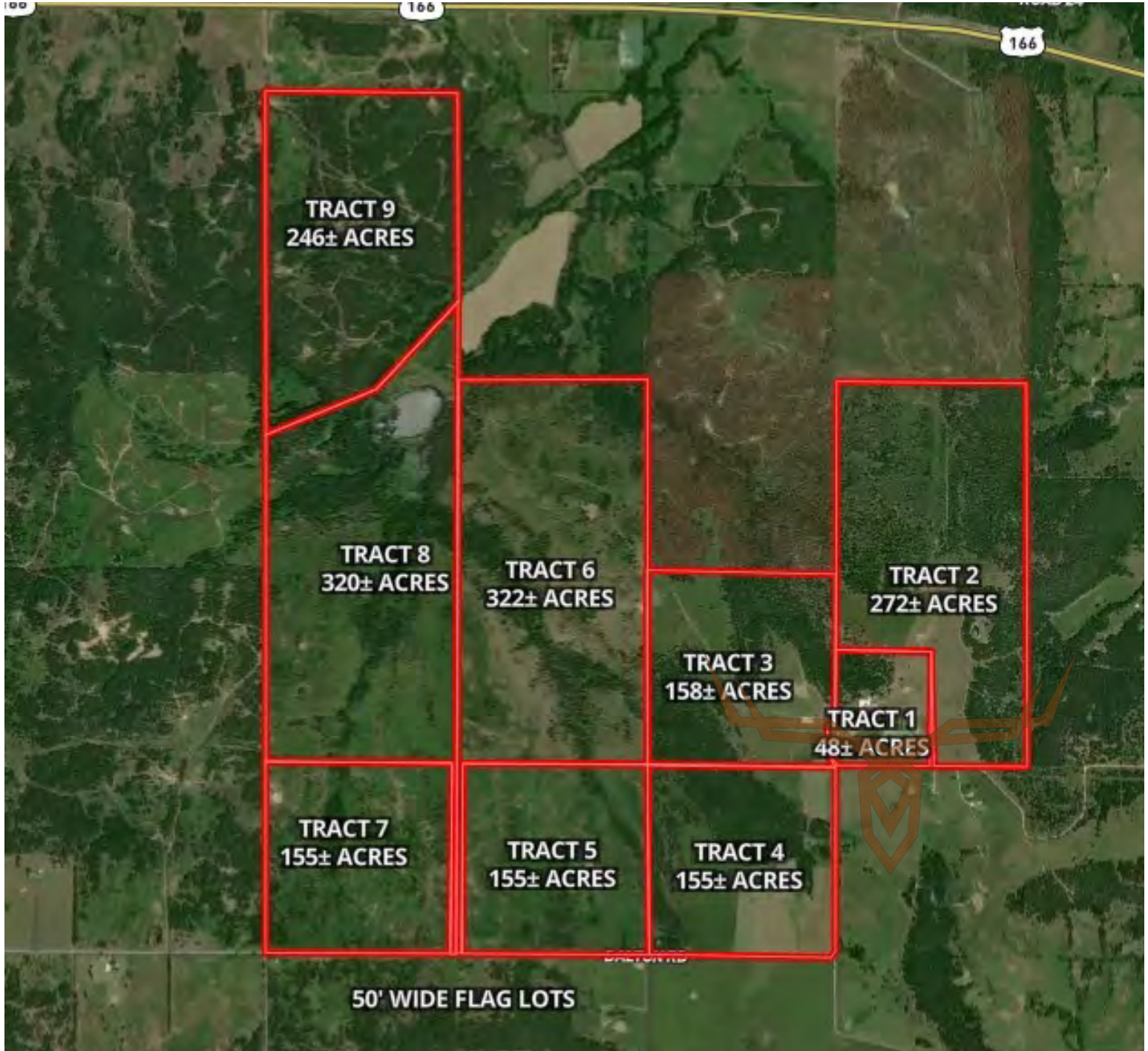




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**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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