

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

158.60 Acre Kansas Hunting Tract for Sale - Chautauqua County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Eagle Road
Peru, KS 67360

PRICE: \$412,360

ACRES: 158.6

COUNTY: Chautauqua

PROPERTY HIGHLIGHTS:

- 4 ponds
- Nice trails & roads
- Whitetail deer, turkey, ducks, geese, quail & small game on property
- Good fencing throughout most of the property
- 30± acres of tillable ground previously farmed
- Capped natural gas well that could be reopened
- Income potential from hunting or farming lease
- Multiple stand sites
- Multiple sections for rotational grazing
- Box blind on property
- Great mix of pasture & timber
- Wet season creek
- 3 hrs from Kansas City, Missouri
- 2 hrs from Wichita, Kansas
- 40 min from Bartlesville, Oklahoma
- 3 hrs from Oklahoma City, Oklahoma



PRESENTED BY:

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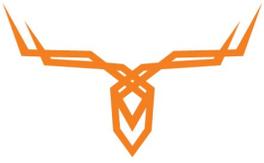
PROPERTY DESCRIPTION:

This property sits at the corner of Eagle and Dalton Rd and is ready to become someone's dream farm! When the 30+ acres of tillable ground is planted in crop or food plot on the southeast side of the property, it becomes the highlight of the neighborhood. in the heart of a major travel corridor for the entire area. The south side of the property. You can witness 50 deer a night wondering up to the field to get a quick bite before wondering around. I have witnesses hundreds of deer on this property and they use the place all the time. There are several pinch points throughout several sites on property that could be set up for all wind directions. The low lying jack oak trees and scrub brush offer a sanctuary that deer don't have to leave if they don't like to either. The area is known for its low-pressure hunting and has gobs of critters all over. There is a capped natural gas well on the property that could be re-opened to utilize for a number of things if desired as well. Water and power are both at the road and this place couldn't be more ready to go. With a little food plotting and grass growth, this tract can be a gem of a quarter section of ground can be.

As great as the aerial photos look, you truly have to see this place in person to appreciate it.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals



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