

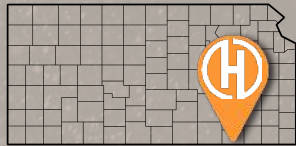


HEARTLAND LAND COMPANY



LOCATION »

📍 **KANSAS**
📍 **CHAUTAUQUA COUNTY**



PROPERTY FEATURES



Food Plots



Whitetail Deer



Turkey



Waterfowl

ACRES » **315 ± ACRES**

PRICE » **\$1,200,000**

CONTACT DETAILS »

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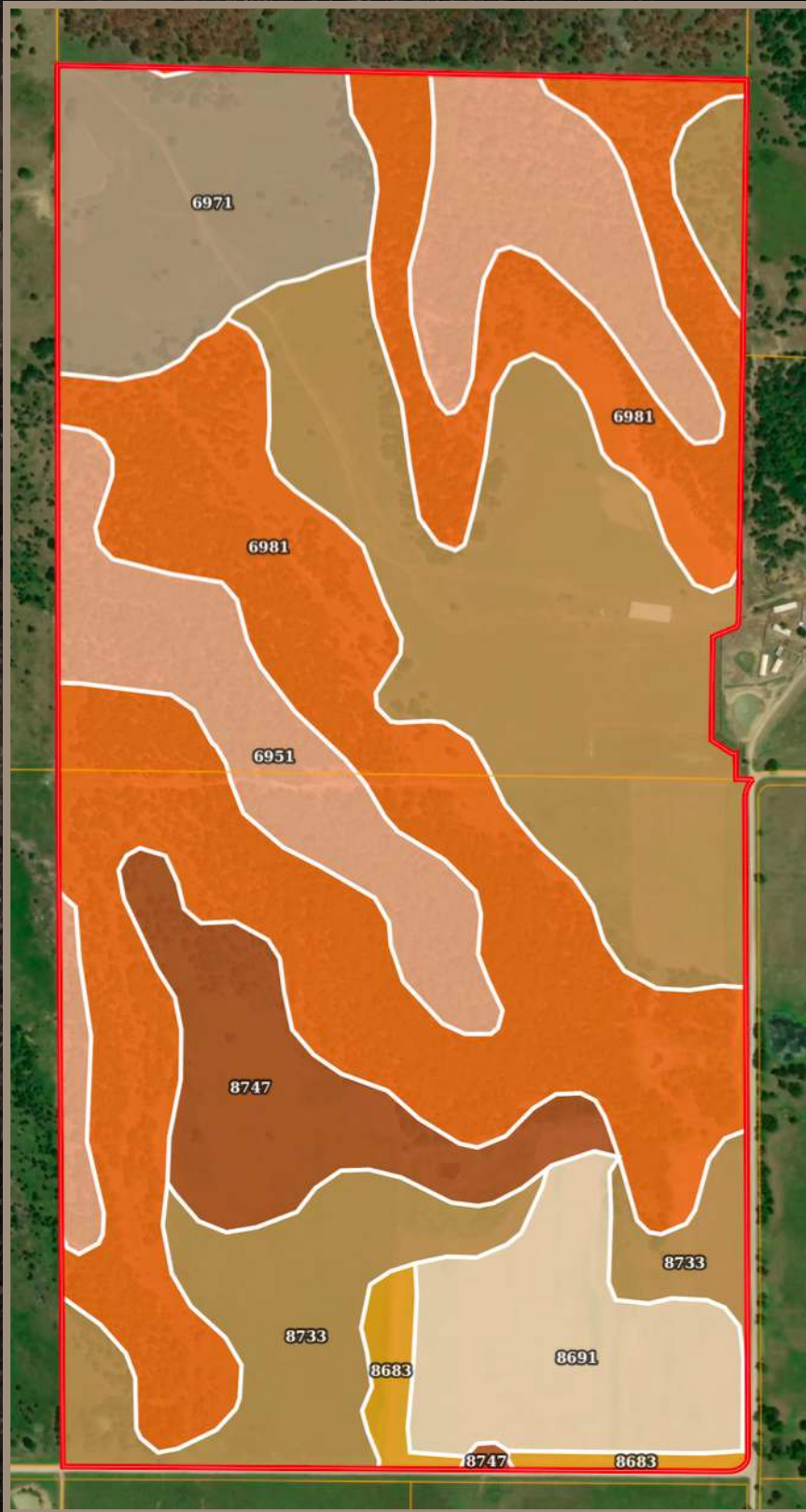
This property sits at the corner of Eagle and Dalton Rd and is right in the heart of a major travel corridor for the entire area. I have witnessed hundreds of deer on this property using it as a travel way to and from food and water as well as those same critters using it as a home site. The low lying jack oak trees and scrub brush offer a sanctuary that deer don't have to leave if they don't want to. The 4 Redneck Blinds and 2 All Seasons feeders make this a destination instead of pass through like most properties. The area is known for its low-pressure hunting and has gobs of critters all over. It comes with a newer 60 x 150 barn that can be used to store equipment of any type, or it could be finished out into a barn dominium of your liking. Water and power are both at the road making this place ready to go.

All trail camera and harvest pictures are from this tract as well as a larger contiguous parcel that was recently sold.



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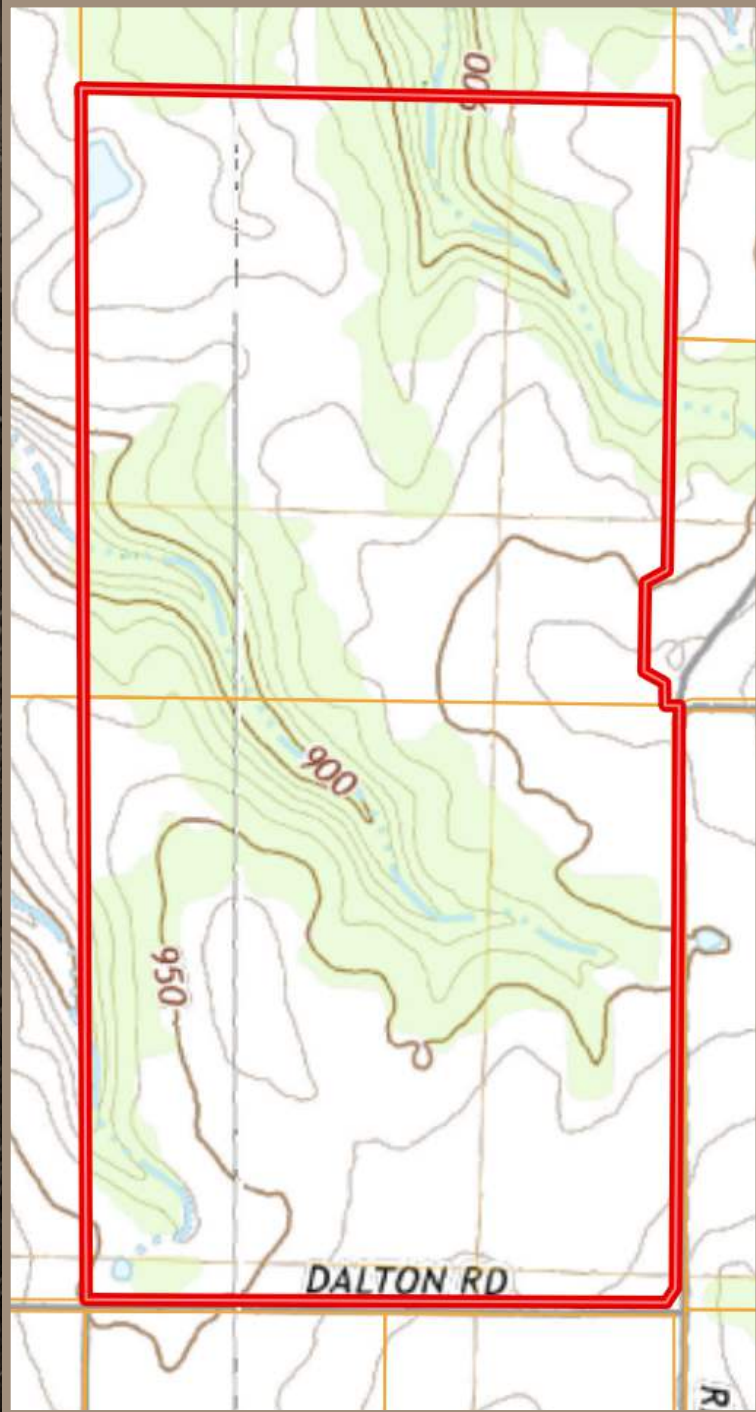
Code	Description	Acres	%	CPI	NCCPI
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	110.39	35.59%	-	40
8733	Eram silty clay loam, 1 to 3 percent slopes	84.21	27.15%	-	53
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	42.45	13.69%	-	34
6971	Steedman stony clay loam, 8 to 20 percent slopes	25.82	8.32%	-	40
8681	Dennis silty clay loam, 3 to 7 percent slopes, eroded	21.52	6.94%	-	67
8747	Eram-Collinsville complex, 1 to 5 percent slopes	21.14	6.82%	-	36
8683	Dennis silt loam, 3 to 7 percent slopes	4.65	1.5%	-	77





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