



# Oak Crest Ranch

973.28 Acres

Chautauqua County, KS

\$3,500,000

HAYDEN  OUTDOORS



# Oak Crest Ranch

TOTAL ACRES:

973.28

PRICE:

\$3,500,000

COUNTY:

Chautauqua County

CLOSEST TOWN:

Sedan, KS



*Presented by*



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**REAL ESTATE**







## Property Summary:

Oak Crest Ranch in the southeastern expanse of Kansas seamlessly merges rolling plains and farm land with rugged wooded landscapes, setting itself apart as an extraordinary hunting destination. This is where thrilling hunting stories and cherished memories of majestic whitetail deer and wild turkey come to life in the untouched beauty of the great outdoors.





## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Fishing  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Natural Spring  
Pond/Lake  
Timber  
Water Rights  
Wooded  
Campground  
Cycling/Mountain Biking  
Food Plots  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Waterfowl  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access  
Water View

## Land Details

Address: 2652 Indian Road, Sedan, Kansas  
67361, USA  
Closest Town: Sedan  
Total Acres: 973.28  
Deeded Acres: 973.28  
Zoning: AG  
Elevation: 950'  
Topography: Rolling to bottomland  
Vegetation: Native  
Pasture Acres: 143  
Riverbottom Acres: 100  
Water Rights: Yes  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): 1.5 story ranch  
Finished Sq. Ft.: 1404  
Bedrooms: 2  
Full Bathrooms: 2  
Parking Types: Detached Garage, Driveway  
Outbuildings: 1  
Fence Type: Barbed wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air, Wood Stove  
Foundations: Concrete slab  
Waterfront Features: North Caney Creek





## Land:

A Haven for Wildlife: Oak Crest's reputation as an exceptional hunting destination is well-deserved. With its sprawling acres of dense, heavy oak timber, and natural habitat, it provides the perfect sanctuary for the local wildlife. The forested expanse serves as a natural haven for the whitetail deer and it's also the place where wild turkey roam freely, their vibrant plumage a testament to the untamed beauty of the land. What sets Oak Crest apart is the presence of live water coursing through the property. The North Caney Creek adds a soothing touch to the rugged wilderness, inviting you to explore its pristine banks of majestic hardwood timber towering above the reflection by its side surrounded by fertile crop land. For the wildlife, this source of life is an eternal draw, ensuring that the land remains teeming with game. Rolling hills adorned with dense timber and expansive valleys dominate the elevated landscapes, stretching from the ranch's northernmost point and extending southward. The ranch's extensive timbered acres find themselves embraced by fertile bottomlands of productive cropland. Additionally, the meandering North Caney Creek gracefully flows through the southern most of the property. This is a bowhunter's paradise—an exclusive ranch where only bowhunting is allowed, ensuring a tranquil environment with minimal hunting pressure. The careful management of hunting activities has led to low-pressure conditions, allowing the animals to roam freely and providing hunters with a unique opportunity.

Navigating the rugged beauty of Oak Crest is a breeze, thanks to its well-planned interior road and trail system. These winding paths and roads not only provide access to all corners of the ranch but also create a network of adventure, making exploration a thrilling part of the journey. Whether you prefer an ATV, UTV, or an automobile, these pathways are highly functional, ensuring convenient access to the food plots, feeder stations and throughout.







## **The Result: A Thriving Ecosystem**

At Oak Crest, the synergy between carefully managed food plots and responsible wildlife management practices creates a flourishing ecosystem. Wildlife populations are robust and healthy, and the land retains its natural beauty and balance. The food plots and wildlife management strategies at Oak Crest stand as a testament to the commitment to conservation, responsible stewardship, and the enduring desire to preserve the incredible natural world that calls this land home.

**Whitetail Deer:** These food plots are a testament to Oak Crest's commitment to nurturing its whitetail deer population. The carefully chosen vegetation offers a year-round source of nutrition, ensuring robust and healthy herds.

**Wild Turkey:** The wild turkey also benefits from these thoughtfully cultivated plots. These carefully tended areas also offer sustenance and aid the resurgence of the wild turkey population, enabling it to thrive once more.





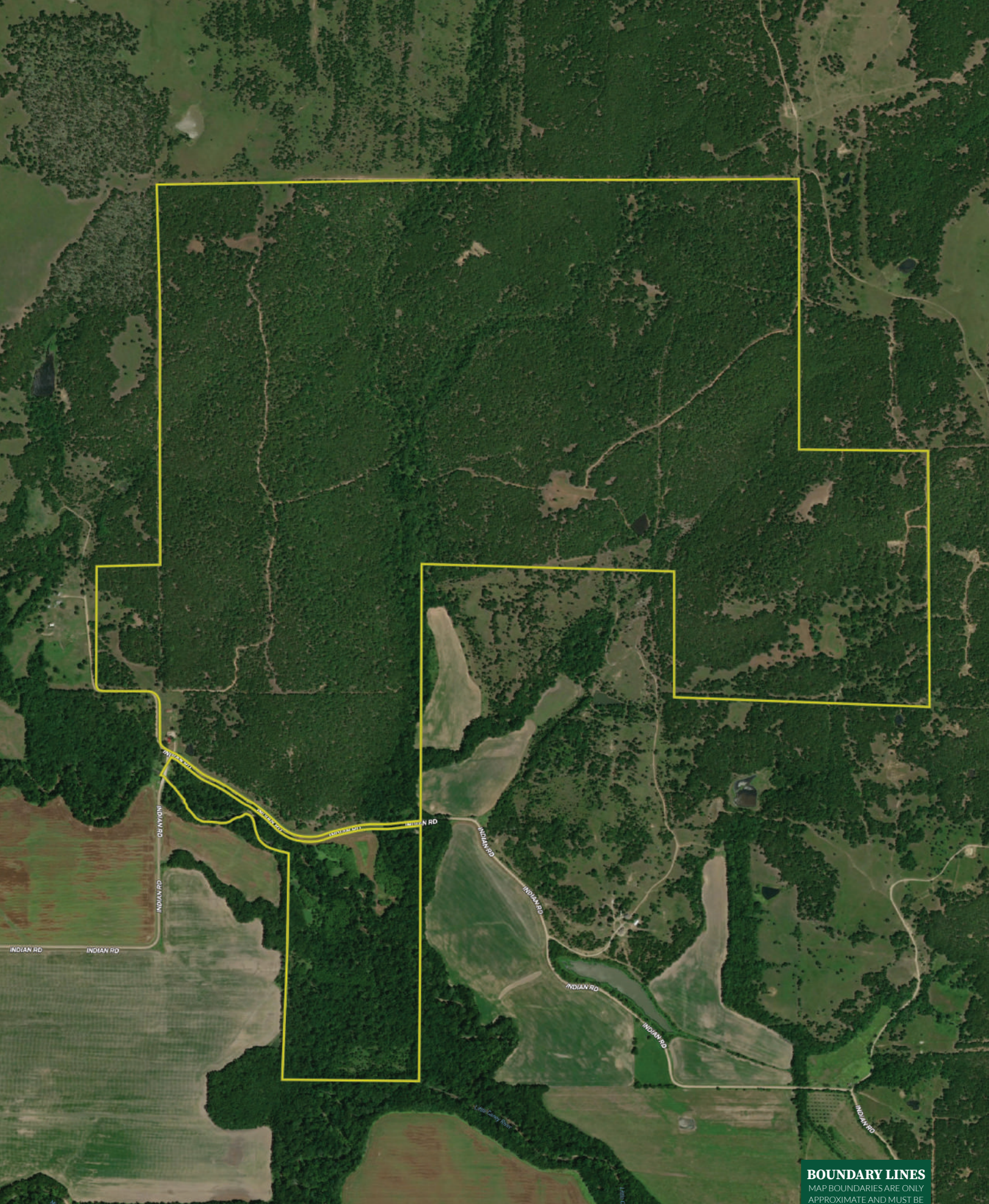


## Improvements:

### Comfort Cabin:

After a day of thrilling pursuits, you'll find respite in the welcoming hunting cabin nestled among the oaks. Its rustic charm is complemented by modern amenities, offering you a cozy sanctuary to rest and relive the excitement of the day. Each hunt at Oak Crest is an opportunity to craft your own story, to write your own adventure, and to create memories that will last a lifetime. This 1400 square foot hunting cabin is a quintessential blend of rustic charm and modern comfort, providing a perfect retreat for those seeking the tranquility of the wilderness. Situated adjacent to a the North Caney Creek, it offers a picturesque setting that's complemented by the conveniences of modern living. The 1.5-story design of the cabin accommodates two bedrooms and two full baths, providing ample room for relaxation and comfort. The main living area features an open floor plan, where exposed wood beams and wooden accents contribute to the cabin's rustic allure. Large windows invite the natural beauty of the outdoors inside, allowing you to appreciate the picturesque surroundings from the comfort of the indoors. The kitchen is equipped with modern amenities, including all appliances and ample counter space for preparing meals. Besides the central heating system, a wood stove in the living area not only adds to the cabin's cozy atmosphere but also provides a reliable source of warmth during cooler months. The bedrooms are designed for restful nights and offer beautiful views of the ranch. The two full baths ensure convenience and privacy for all guests. Additionally, a loft area provides extra space that can be used as a reading nook or additional sleeping quarters. With the convenience of public utilities, you can enjoy the comforts of home while still being immersed in the great outdoors. This cabin is a perfect blend of rugged wilderness and modern living, providing a welcoming escape for hunters, outdoor enthusiasts, or anyone looking to unwind in a serene natural setting.

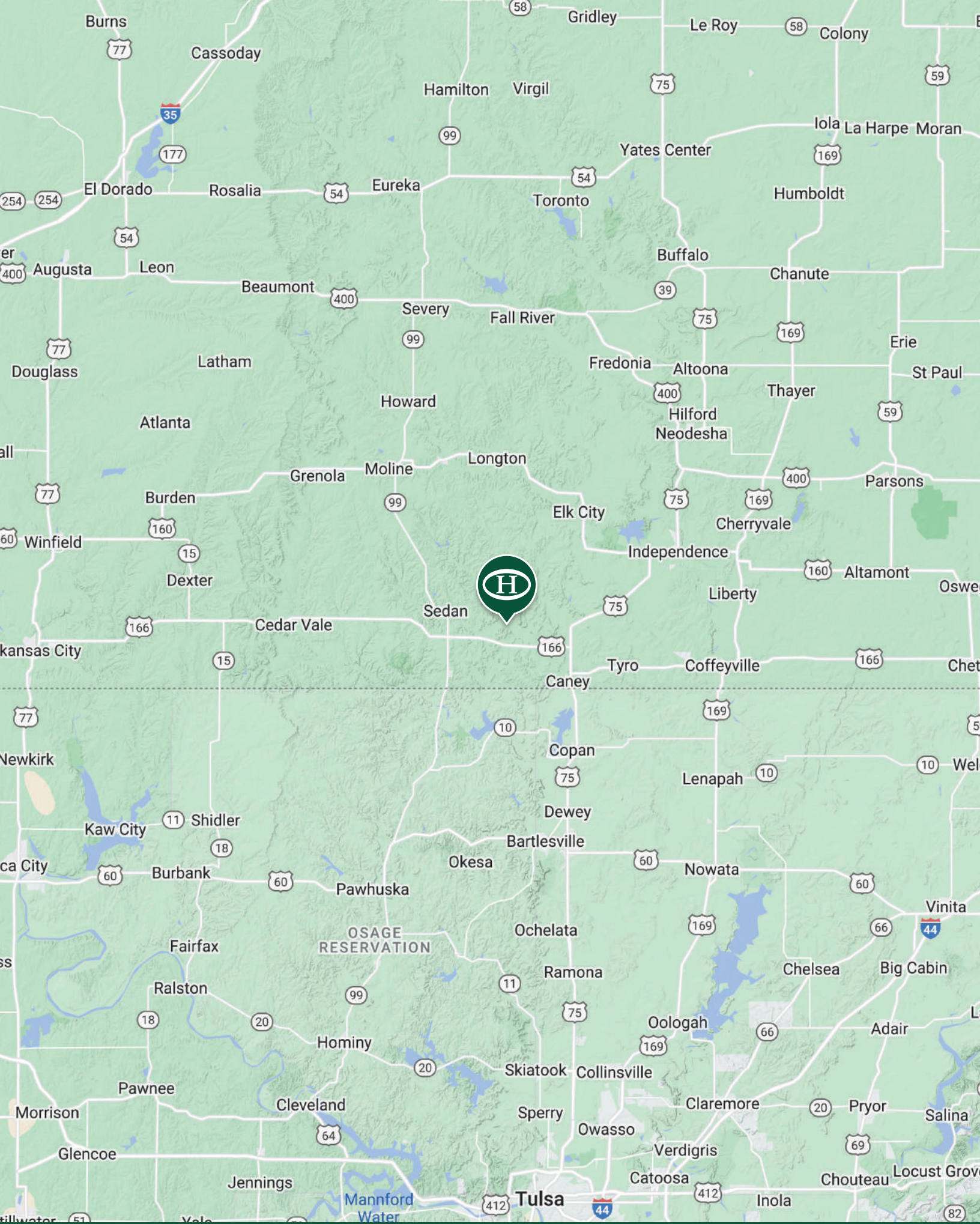




**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary











## Other Improvements Include:

**Storage Barn:** located behind the Cabin, this storage building serves as shelter for tools, Atv's and Utv's.

**Fencing and custom gating:** the ranch is completely fenced with two cross fences near the headquarters. The cross fence separates a 80 acre parcel and a 5 acre trap. All main gates are custom steel and locked.

**Interior access:** More than eleven miles of internal roads and trails have been created within the ranch, providing essential routes for activities such as inspecting perimeter fencing, overseeing feed stations, managing food plots, accessing hunting opportunities, and enhancing the overall experience of exploring the ranch.

**Food Plots:** Spanning roughly thirteen acres, these thoughtfully designed areas on the ranch serve as essential food sources that are pivotal for sustaining the resident wildlife population's survival and overall health. They are planted with a diverse mix of crops, including winter wheat, Buck forage oats, Austrian winter peas, clovers, and rye grass.

**Feeder Stations:** The ranch is equipped with a total of six electronic feeders and three gravity feeders, which serve as essential feeding stations for supplementing the animals' diet. These stations provide a critical protein source during the springtime through summer, using soybeans, and support corn feeding in the fall and winter.

1. Three 400lb gravity feeders. (Bank brand)
2. Six 600lb electronic feeders ( ASM brand)
3. One 300lb electronic feeder ( Boss Buck)

**Tree Stands and Tower Blinds:** There are more than 20 lock-on and ladder stands, mainly Millennium brand, strategically placed throughout the property. Additionally, the ranch features four commercial tower blinds from Texas Wildlife Supply, all stands are strategically positioned in key locations, including travel corridors and food plots and all will be included with the sale.







## **Location:**

Ranch is located just southeast of Sedan, Kansas by 8 miles.

The City of Tulsa and the Tulsa International Airport is 1.5 hours away.

Wichita, Kansas is 1.5 hours

Joplin is 1.5 hours









# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*<sup>®</sup>**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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