

6,527±
acres

in the Chautauqua Hills
of Southeast Kansas

Contiguous Cattle and Recreational Ranch in Chautauqua County

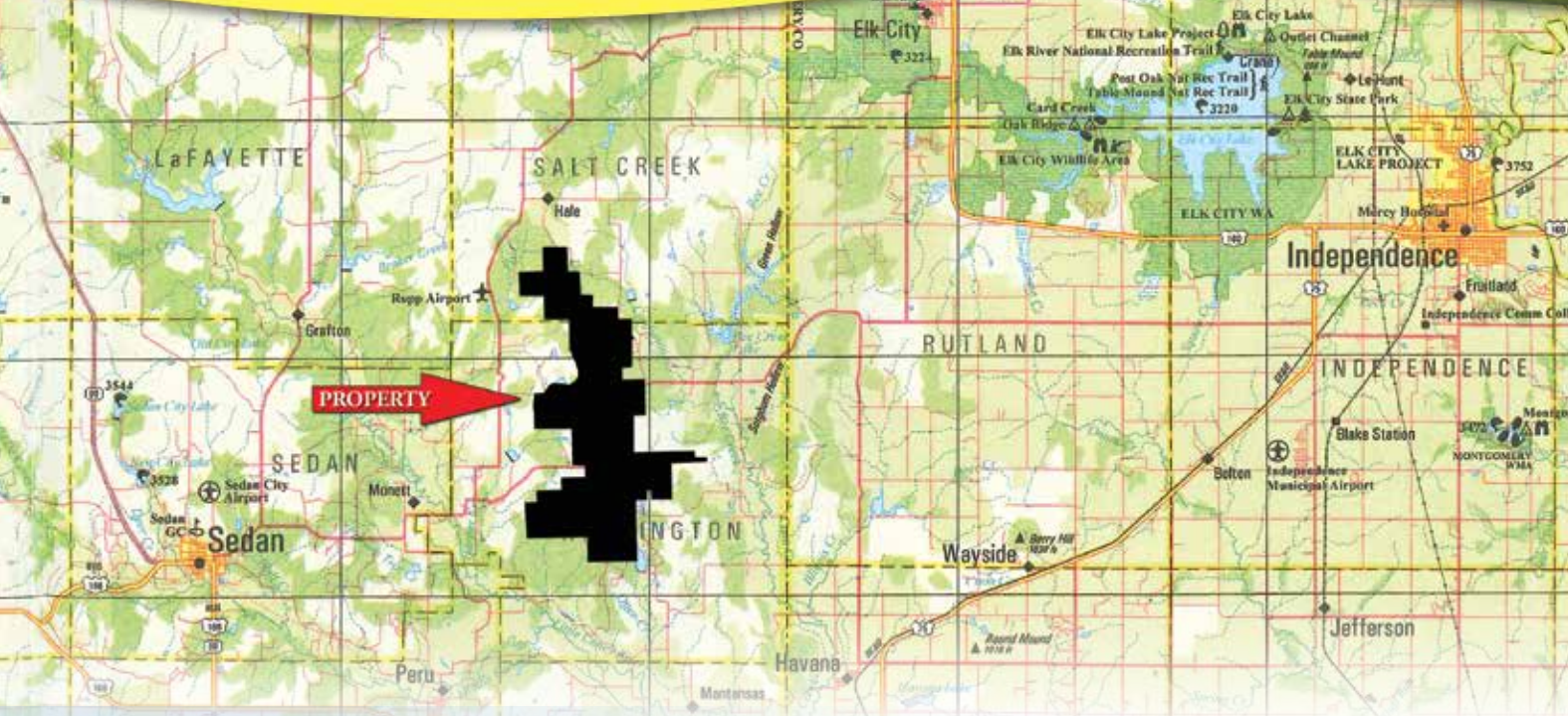
Large KANSAS PROPERTY

with Minerals

Directions to Ranch:

From Independence, KS: From the intersection of US 160 and US 75 travel south on 75 for 2 miles, turnright (west) on Independence Rd (Rd 4000) and follow for approximately 9.5 miles until the road makes a "V". Turn to the right and continue following Independence Road for approximately 5 miles and the ranch will begin on both sides of the road.

From Sedan, KS: From the Sedan High School head east of E Elm St, which will turn into Independence Road, follow for approximately 8 miles and the ranch will begin on your left.



SCHRADER

Real Estate and Auction Company, Inc.

6,527±
acres

in the Chautauqua Hills
of Southeast Kansas

Contiguous Cattle and Recreational Ranch in Chautauqua County

Large KANSAS PROPERTY

with Minerals

SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709 • 260.244.7606

Columbia City, IN 46725

PO Box 508 • 950 N Liberty Dr

Follow Us and Download Our iOS App

YouTube

Facebook

Twitter

Instagram

App Store

LISTING AGENT:

Brent Wellings

972-768-5165

brent@schraderauction.com

Brougham • BW02C-KS

6,527±
acres

in the Chautauqua Hills
of Southeast Kansas

Contiguous Cattle and Recreational Ranch in Chautauqua County

Large KANSAS PROPERTY

with Minerals

Chautauqua County

Large KANSAS PROPERTY

Contiguous Cattle and Recreational Ranch with Minerals

6,527±
acres

in the Chautauqua Hills
of Southeast Kansas

Listing Price: \$8,750,000

Large Contiguous Property

Excellent Cattle & Recreational Ranch

Abundant Water with 20± acre Watershed Lake

Trophy Deer, Turkey & Quail Hunting

Well Maintained Interior & Exterior Roads

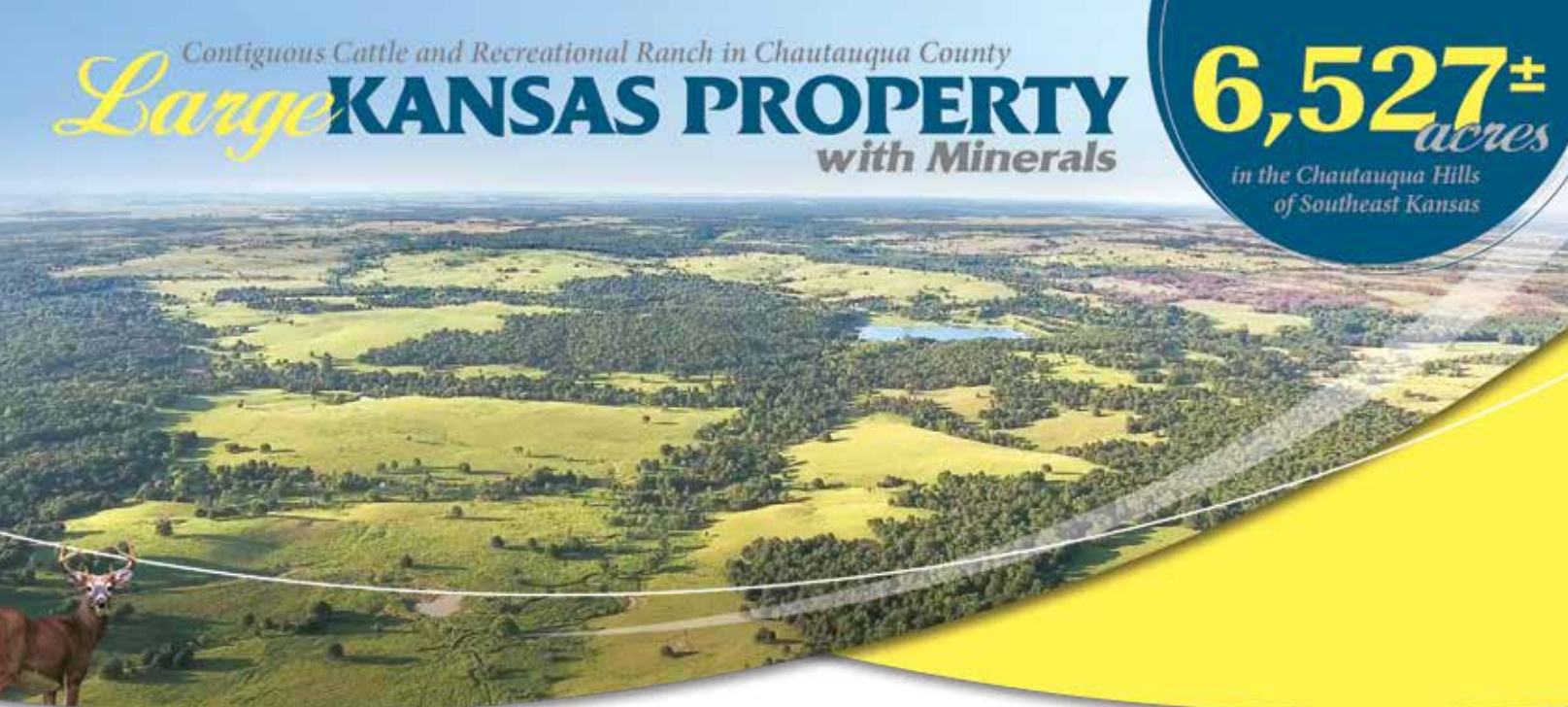
SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709

SchraderAuction.com

Brougham • BW02C-KS



The Brougham Ranch consists of approximately 6,527± acres located in Chautauqua County, Kansas between the towns of Independence and Sedan. This offering represents a unique opportunity to acquire a well-managed ranch with a blend of open grassland and mixed timber, all contiguous with excellent access through and around the property. The ranch headquarters feature a 2,244 SF home, 1,000 SF hunting lodge, and 40x40 barn all overlooking a 20± acre clear water lake. With abundant water, excellent exterior and cross fencing, historically well-managed grazing program, cattle working facilities and excellent wildlife habitat the Brougham Ranch has something for a variety of potential buyers.

The property will convey with the mineral rights owned by Sellers, which are substantially intact with only minor exceptions. In addition to the mineral rights, Owners are actively marketing over 9,300 of Working Interest in varituous oil/gas leases on and adjoining the Brougham Ranch. This provides a unique opportunity to acquire both the mineral and oil/gas working interest on the ranch through a single transaction.

