

Coyville 52  
22120 Decatur Rd  
Fredonia, KS 66736

**\$195,000**  
52± Acres  
Wilson County





**Coyville 52**  
**Fredonia, KS / Wilson County**

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**SUMMARY**

**Address**

22120 Decatur Rd

**City, State Zip**

Fredonia, KS 66736

**County**

Wilson County

**Type**

Hunting Land

**Latitude / Longitude**

37.692257 / -95.89924

**Taxes (Annually)**

610

**Dwelling Square Feet**

1008

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

52

**Price**

\$195,000

**Property Website**

<https://www.mossyoakproperties.com/property/coyville-52-wilson-kansas/34718/>



## **PROPERTY DESCRIPTION**

Located near the town of Coyville, Kansas in Wilson County sits this do all recreational 52 acres. With its location near Toronto and Fall River lakes, the recreational opportunities are endless. There is also a house on the property and a nice outbuilding.

Everyone knows this area of the state for its great whitetail hunting. This small acreage packs a punch when it come to giant Kansas whitetails. For only 52 acres, it is amazingly diverse. It has everything from big timber creek bottoms, thick grass and cedar thickets. While walking the property, I seen countless rubs and scrapes. With the terrain changes, this property is going to hunt way bigger than the 52 acres it boasts. After having a trail camera out for only 5 days, I seen all I needed to prove my initial reactions correct.

With the state seeing a slide in turkey numbers, this farm still holds a good number of birds. While walking the property I seen about 15 turkeys. The current resident says the turkeys come right up in the yard in the spring and summer. It is getting a little tougher to find those properties that allow for great whitetail hunting and the ability to chase loud, long beards in the spring. There is no doubt in mind this beautiful mature timbered creek bottom will come alive in the spring.

There is also a 1008 square feet home on the property that is currently being used as a residence. With a lighting strike occurring in the gas line in the recent past, there has been enough damage done to the structure to deem it of small value. It is also in a flood plain which would allow for improvements to be minimal. It is still in good enough condition though to be used as a hunting camp. There is electricity and rural water on the property.

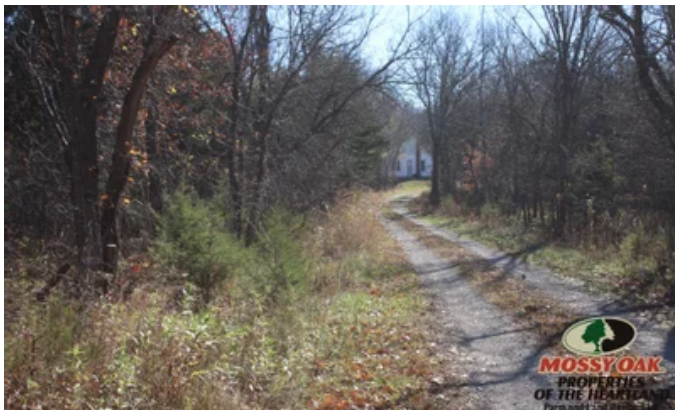
So as you can see, even though it is only 52 acres, it packs a huge punch. Whether you are looking for that Kansas whitetail of your dreams or some great turkey action in the spring, do not hesitate on this amazing Wilson County, Kansas property. To set up your own personal tour, contact Brian at [\(620\)212-2027](tel:6202122027) today!

- 1 hour from Wichita
- 2 hours from Kansas City
- paved road frontage
- near Toronto and Fall River Lakes
- mature timber

- pond
- great deer and turkey hunting

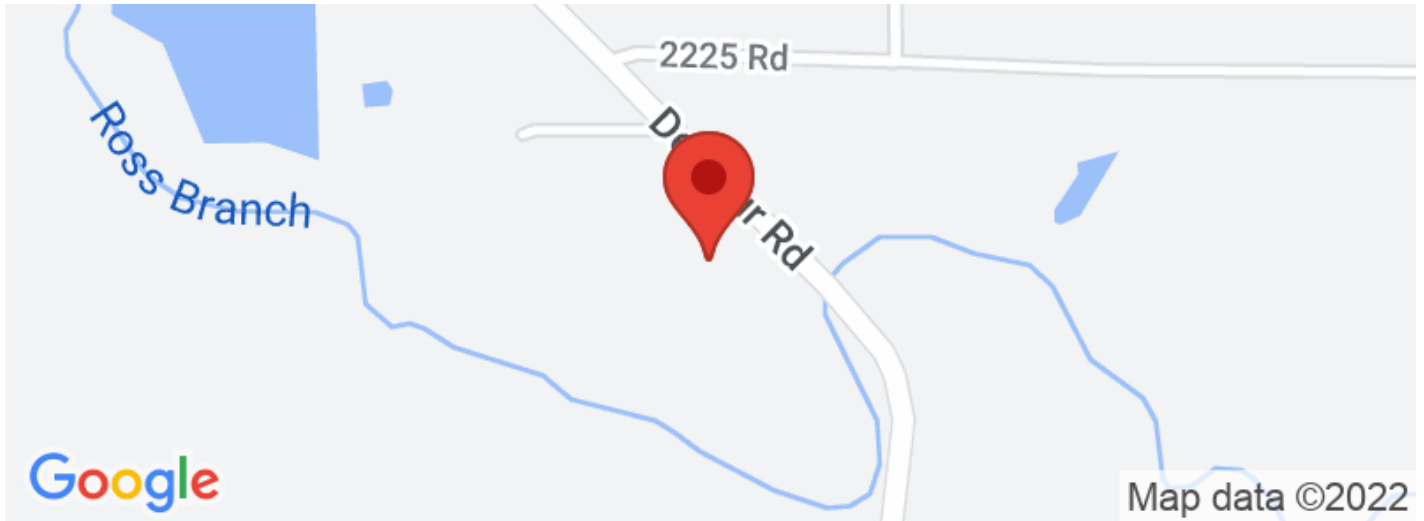
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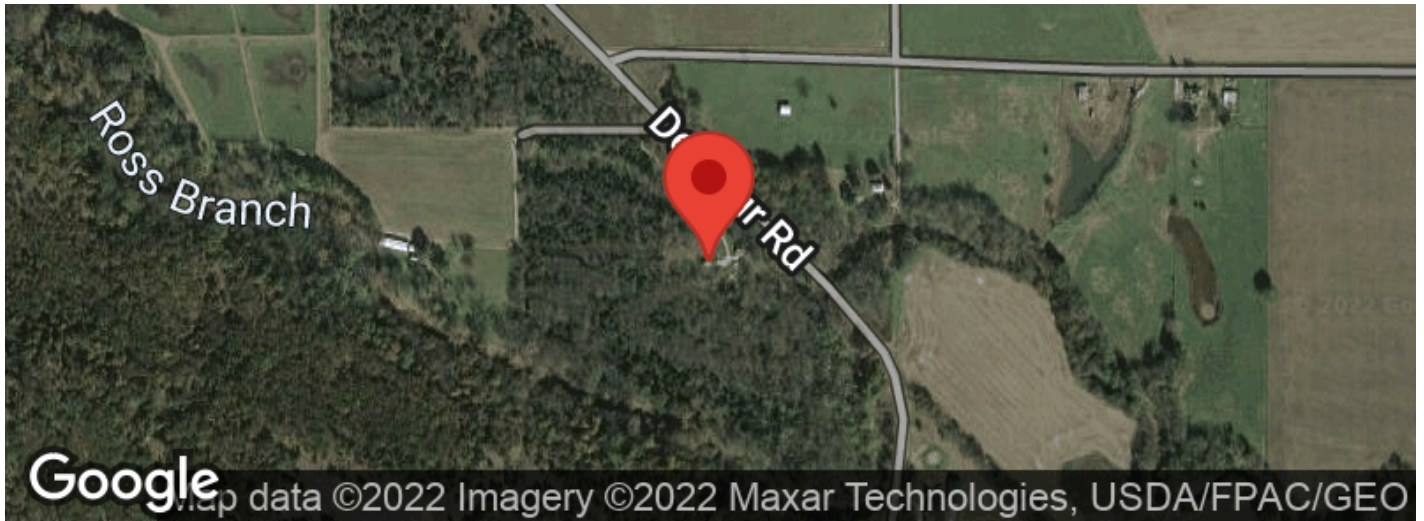




## Locator Maps



## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Brian Helman

### Mobile

(620) 212-2027

### Email

bhelman@mossyoakproperties.com

### Address

1007 Main Street

### City / State / Zip

Neodesha, KS 66757

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## NOTES

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# NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

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**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**