

**Greathouse Creek Recreational Haven**  
00000 Edwards Rd  
Fredonia, KS 66736

**\$160,850**  
27.590± Acres  
Wilson County



**Greathouse Creek Recreational Haven  
Fredonia, KS / Wilson County**

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**SUMMARY**

**Address**

00000 Edwards Rd

**City, State Zip**

Fredonia, KS 66736

**County**

Wilson County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

37.6525 / -95.8839

**Acreage**

27.590

**Price**

\$160,850

**Property Website**

<https://arrowheadlandcompany.com/property/greathouse-creek-recreational-haven-wilson-kansas/100630/>



## Greathouse Creek Recreational Haven Fredonia, KS / Wilson County

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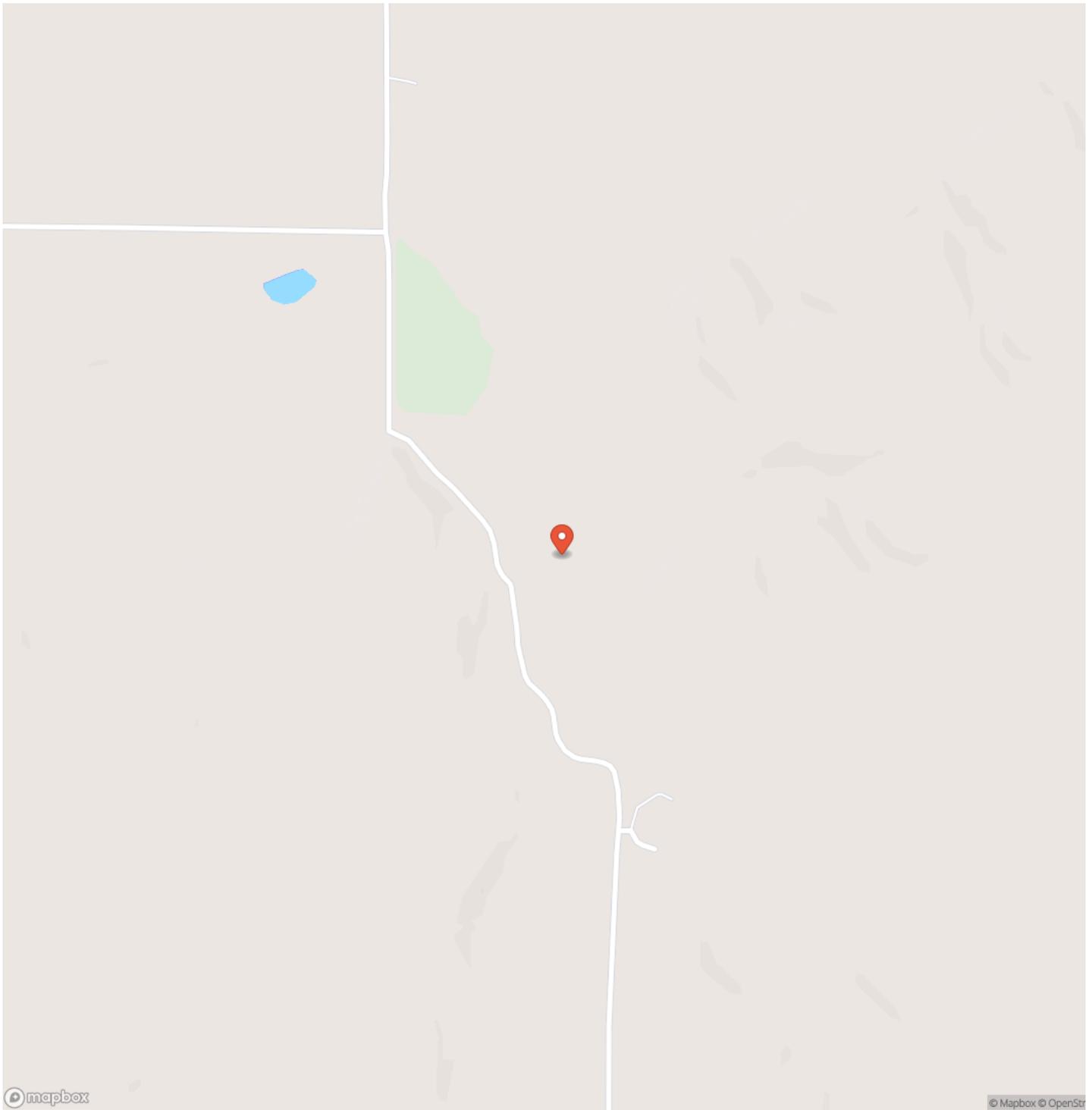
### **PROPERTY DESCRIPTION**

This 27.59+/- acre tract in Wilson County, Kansas is the ultimate small combo farm, offering the perfect blend of income, recreation, and versatility! Properties of this size that combine productive farmland with exceptional wildlife habitat are becoming increasingly difficult to find, and this one checks all the boxes. Approximately 22 +/- acres of the property are currently in production and planted in wheat, providing immediate income potential with a year-to-year cash rent agreement already in place. The remainder of the farm is highlighted by a branch of Greathouse Creek that winds its way through the center of the property, creating a great draw of mature timber and natural habitat. This property is loaded with deer, turkeys, and ducks. While recently spending time on the farm, there were more than 30 +/- deer feeding out in the wheat field and even had the opportunity to watch two longbeards strutting in the northeast corner of the property. Experiences like that are a great reminder of just how special this tract is for recreation! The perimeter of the property is fenced, providing flexibility for future use whether that be continued farming, grazing livestock, or simply maintaining it as a recreational getaway. With income-producing farmland, live water, mature timber, and exceptional wildlife activity packed into a manageable acreage, this Wilson County property truly offers something for everyone. Whether you're looking for an investment with built-in income, a hunting property that's ready to enjoy, or a small farm with multiple possibilities, this tract delivers an outstanding opportunity to own a versatile piece of Kansas land! The seller is a licensed real estate agent. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Austin Lovewell at [\(620\) 687-5050](tel:6206875050) or Karson Coffee at [\(620\) 717-8007](tel:6207178007). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

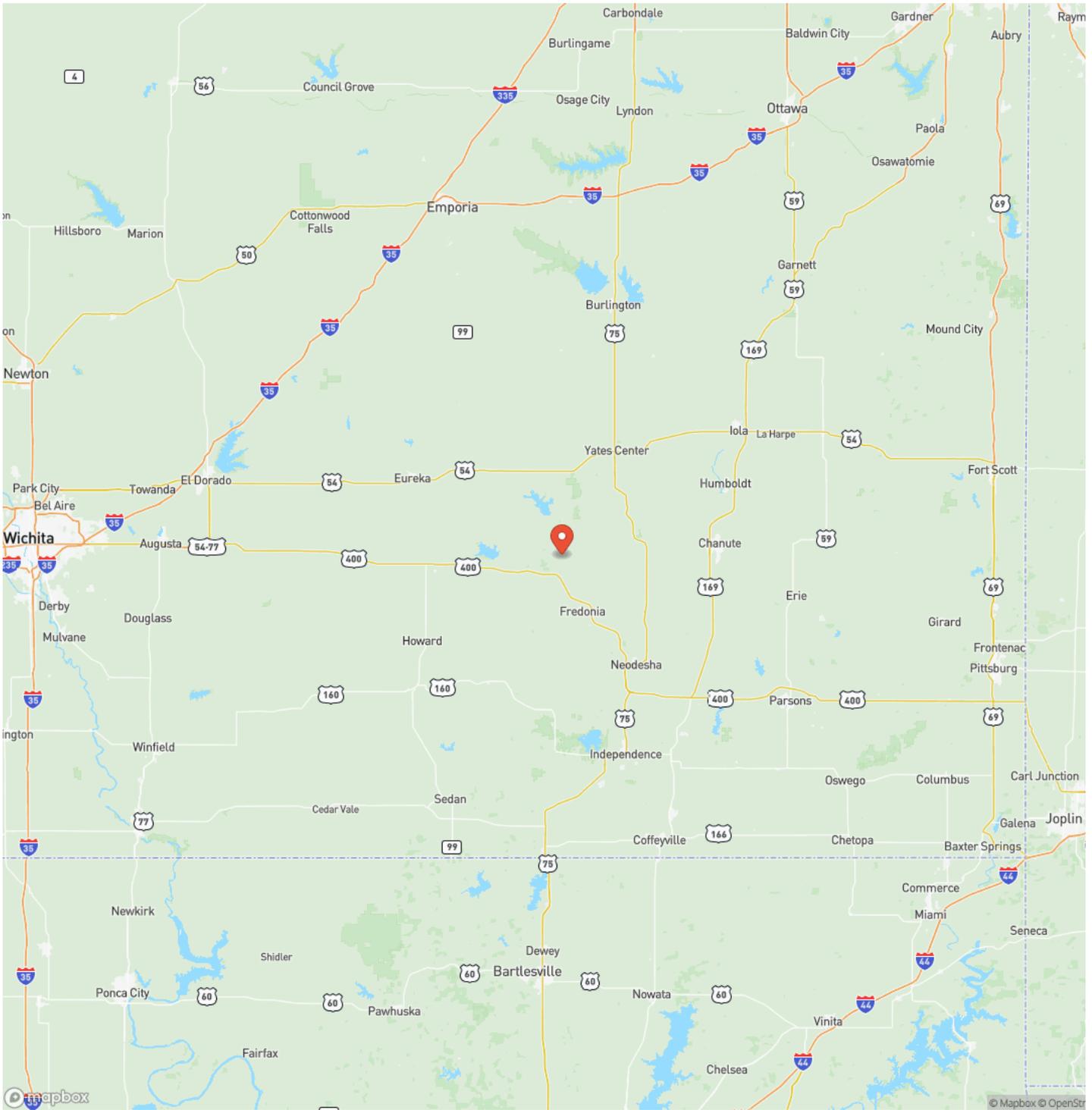
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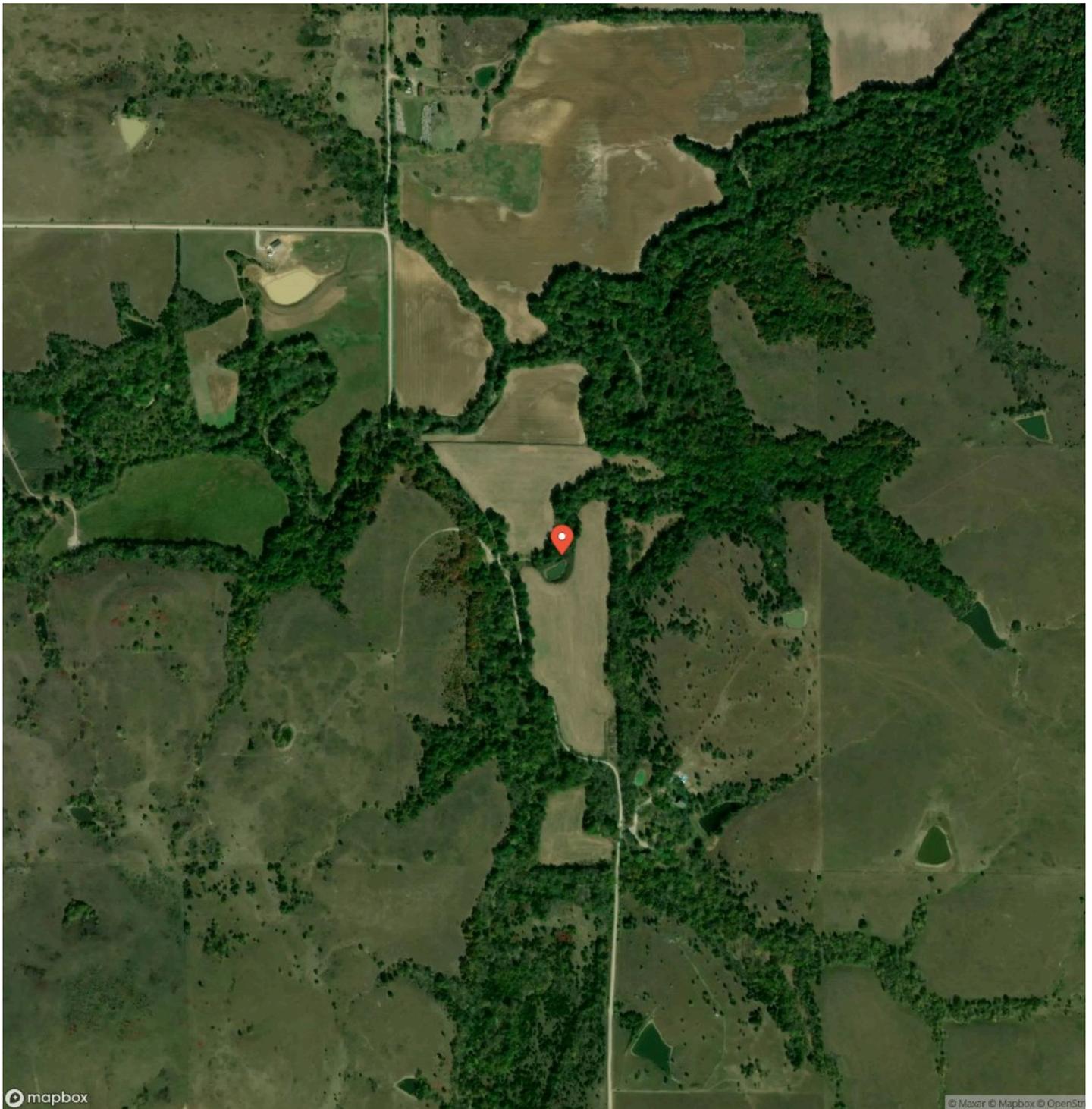
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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