

200 Acres of Great Hunting with Return on Investment
00000 1350 Rd
Fredonia, KS 66736

\$790,000
200± Acres
Wilson County



200 Acres of Great Hunting with Return on Investment Fredonia, KS / Wilson County

SUMMARY

Address

00000 1350 Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Undeveloped Land

Latitude / Longitude

37.56469 / -95.722028

Acreage

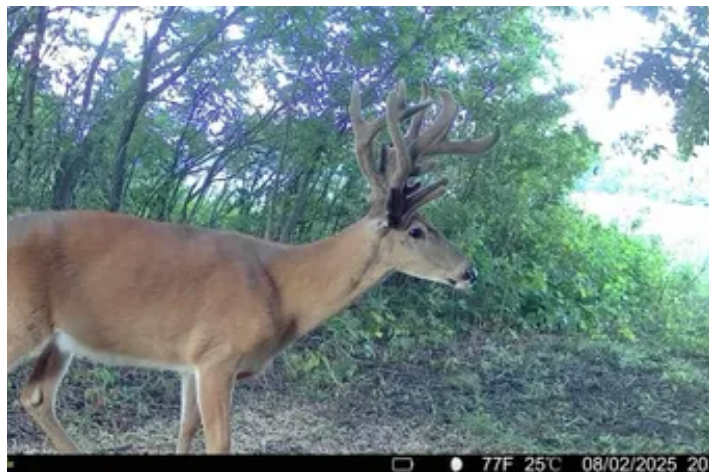
200

Price

\$790,000

Property Website

<https://l2realtyinc.com/property/200-acres-of-great-hunting-with-return-on-investment-wilson-kansas/88530/>



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PROPERTY DESCRIPTION

Located between Fredonia and Altoona in the heart of Southeast Kansas, this 200-acre tract offers the perfect balance of hunting and investment potential.

With about 50 acres of productive tillable farmland and 12 more potentially, you'll have steady income along with a natural food source that keeps deer and wildlife on the property. Watching velvet bucks before season in the bean fields will become your new pre season hobby. The remaining acreage is a mix of timber, brush, and native cover that creates ideal habitat for trophy whitetails, turkey, and upland game.

The land features unique rock outcroppings that add character and provide natural travel corridors for game. A secluded pond tucked away in the timber serves as a year-round water source and a prime spot for both hunting and relaxation.

For the out-of-area hunter, this farm checks every box. It produces income, holds mature deer, and offers the kind of secluded Kansas hunting experience that is hard to find. Many types of trees can be found on this land including oak, pecan and walnut to name a few.

Highlights:

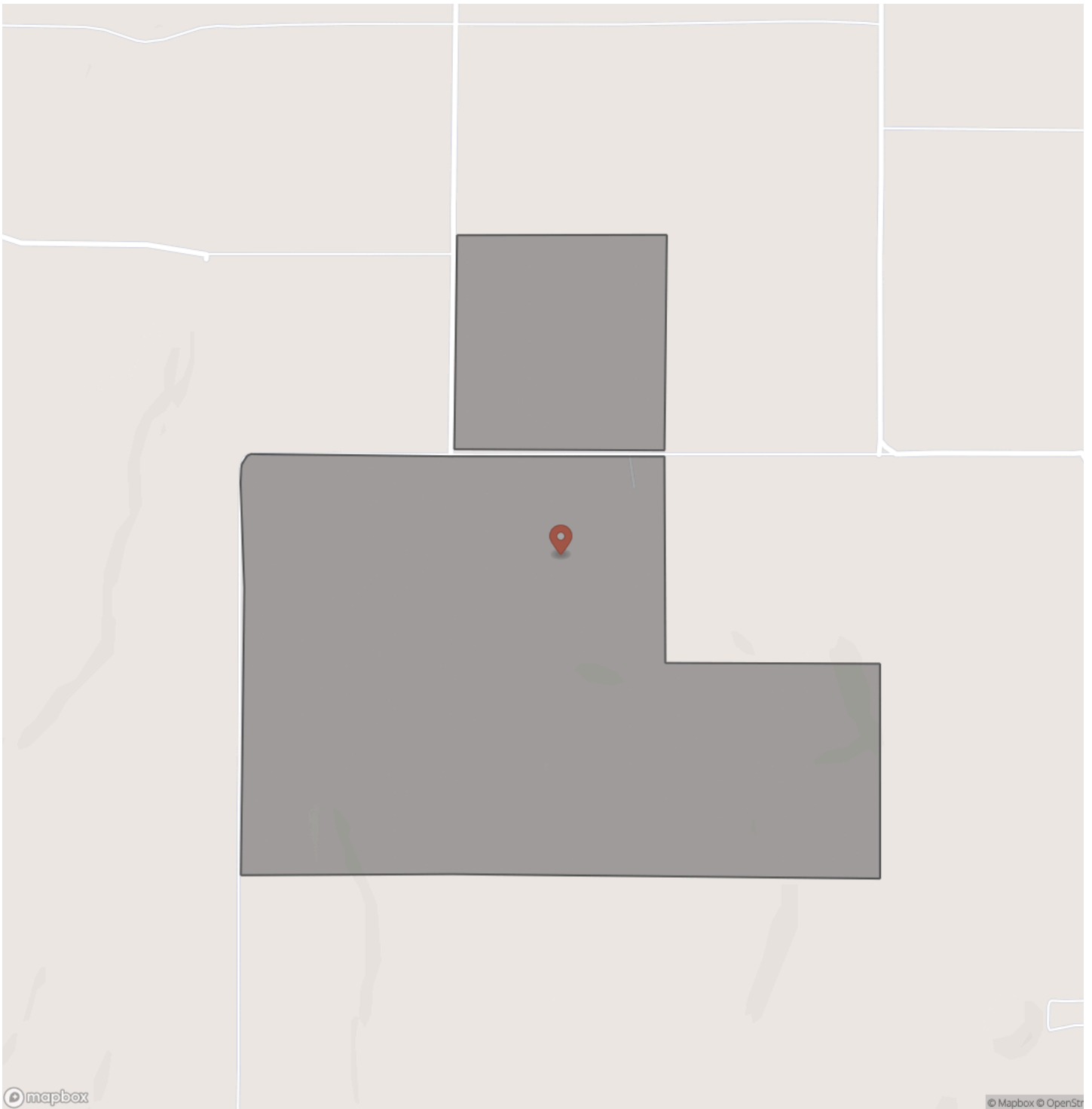
- 200 acres in Wilson County
- 50 acres of tillable for income and food plots
- Timber, brush, and cover for deer and turkey
- Secluded pond with rock bluffs and character
- Convenient location between Fredonia and Altoona

This farm is the type of place you can hunt with family and friends for years while it pays a dividend in the form of farm income.

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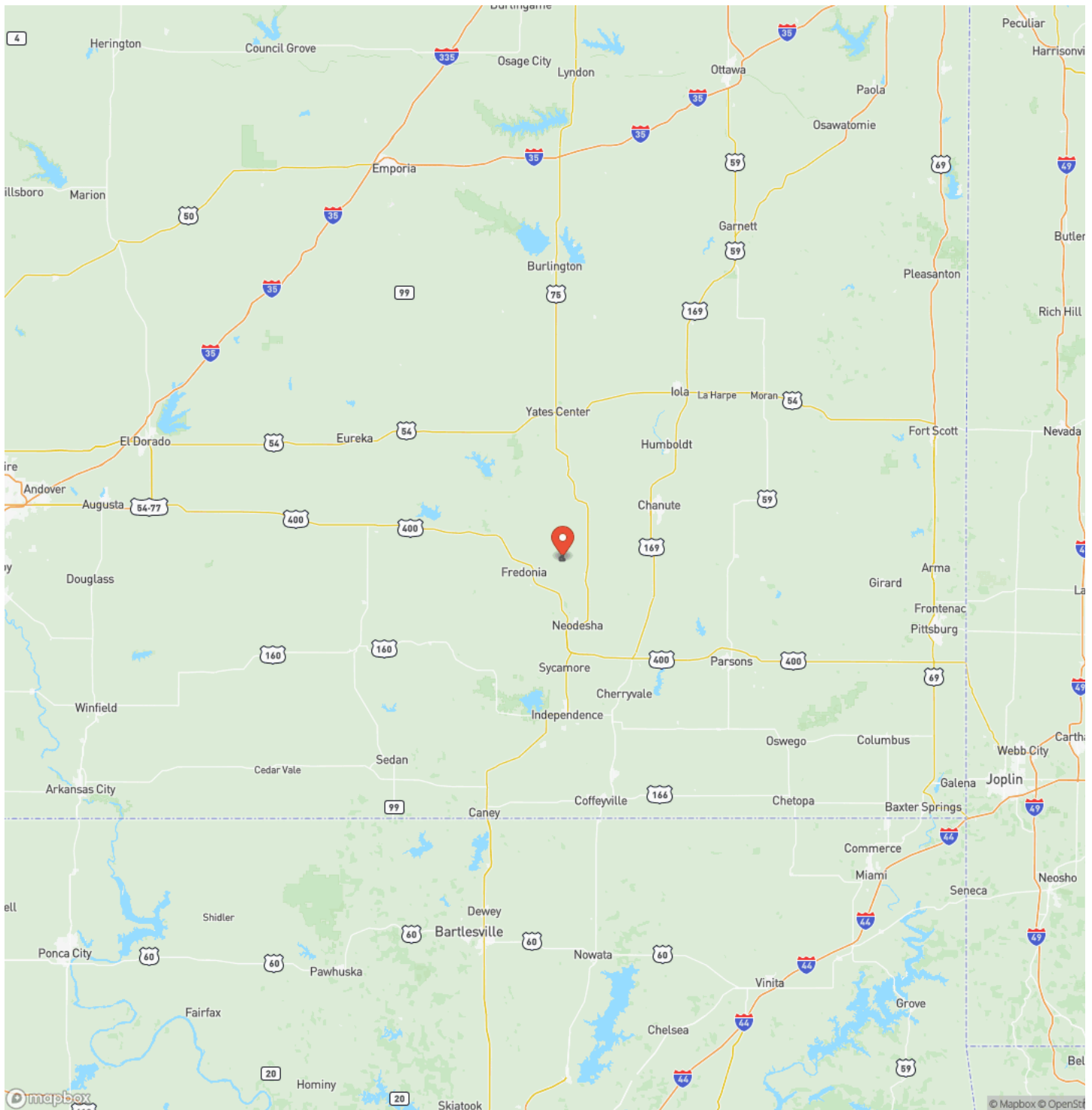


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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NOTES

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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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