

80 Acres Kansas Farm with Pond and Home
11943 Jade Rd
Fredonia, KS 66736

\$380,000
80± Acres
Wilson County



MORE INFO ONLINE:

L2realtyinc.com

80 Acres Kansas Farm with Pond and Home

Fredonia, KS / Wilson County

SUMMARY

Address

11943 Jade Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Residential Property

Latitude / Longitude

37.543867 / -95.797175

Dwelling Square Feet

1,140

Bedrooms / Bathrooms

3 / 1

Acreage

80

Price

\$380,000

Property Website

<https://l2realtyinc.com/property/80-acres-kansas-farm-with-pond-and-home/wilson/kansas/98882/>



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PROPERTY DESCRIPTION

This 80-acre tract offers the kind of balance buyers are always chasing: productive ground, a true homesite, and quality pasture with water.

This property features approximately 33 acres of tillable farmland, a beautiful 5-acre homesite, and the remaining acreage in open pasture. Tucked into the homesite is an old farmhouse that's a genuine step back in time, full of character and history. The home is absolutely livable as a project, but buyers should plan for meaningful updates and investment to bring it back to its full potential. For the right owner, it's an opportunity to restore a classic country home and create something special. Along with the home on acreage are several outbuildings that are still in usable condition and have proven to last from days gone by.

The pasture ground is well laid out and includes two ponds, one nice-sized pond and a second smaller pond, providing dependable water for livestock and adding to the overall recreational appeal of the property. Hunting likely won't be the first thing on your mind but don't overlook that aspect. Crops provide food and pasture provides bedding cover, making this a place deer frequent along with potential waterfowl opportunities.

Highlights:

- 80 total acres
- 33± acres of productive tillable ground
- 5± acre established homesite
- Old farmhouse with strong restoration potential
- Balance of acreage in pasture
- One large pond plus one smaller pond
- Excellent setup for a small farm, homestead, or ag-investment with future building potential

This is a hard-to-find combination of cropland, pasture, water, and a true country homesite, all in one clean, workable tract.



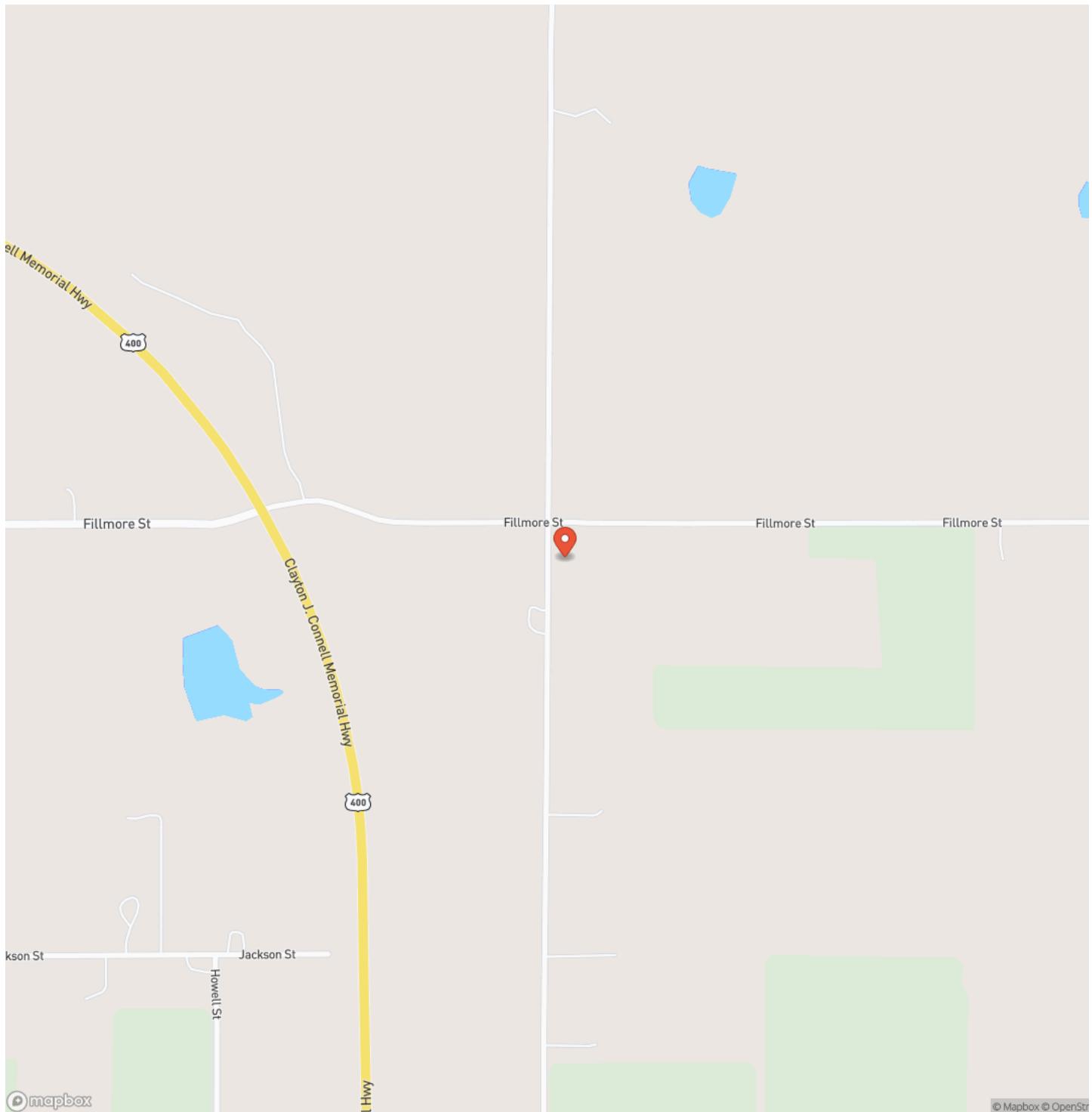
**80 Acres Kansas Farm with Pond and Home
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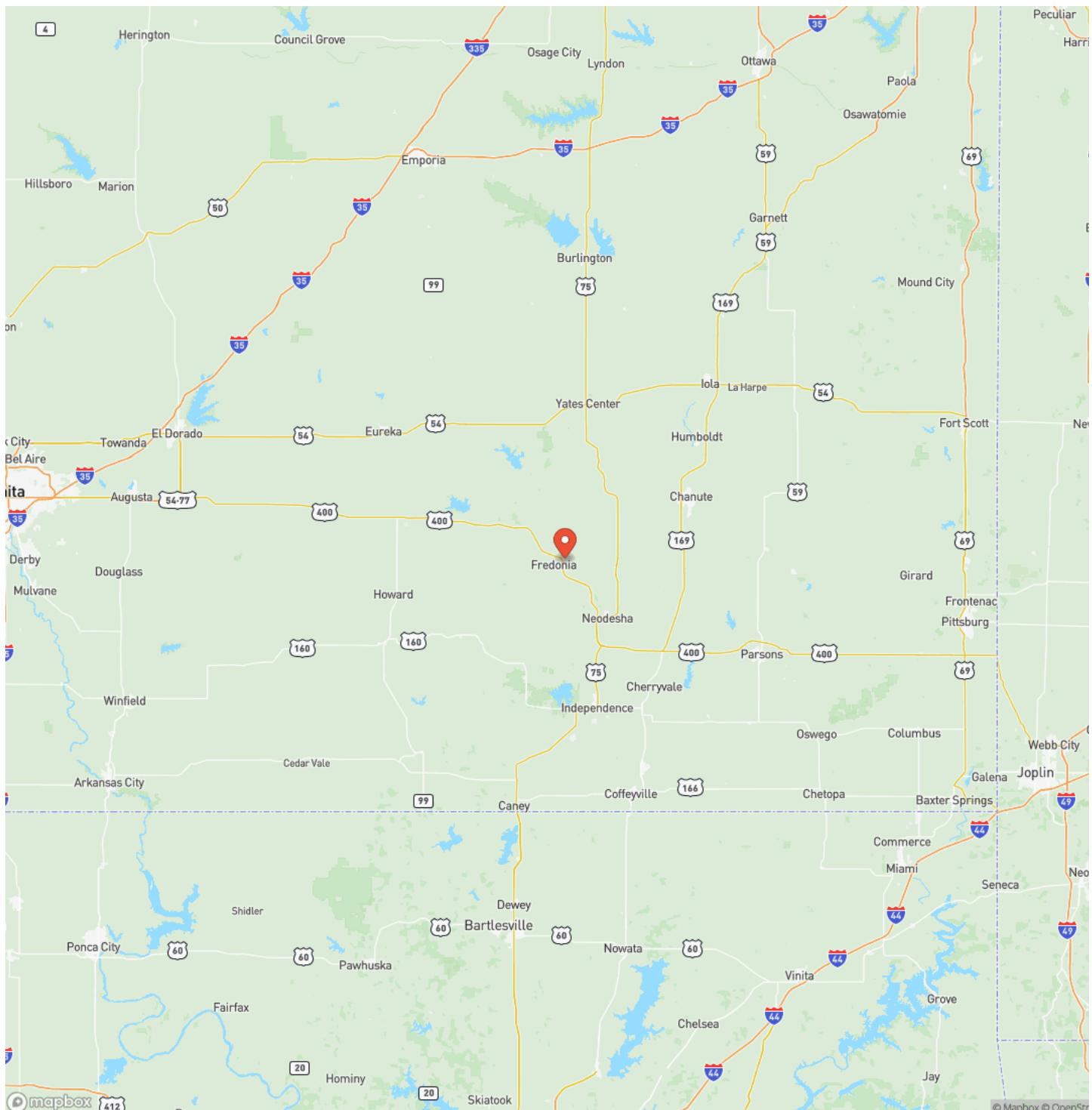
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Locator Map



**80 Acres Kansas Farm with Pond and Home
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES



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