

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

**\$380,000**  
80± Acres  
Wilson County



## 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/>





## 80 Acres Kansas Farm with Pond and Home

### Fredonia, KS / Wilson County

---

#### **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

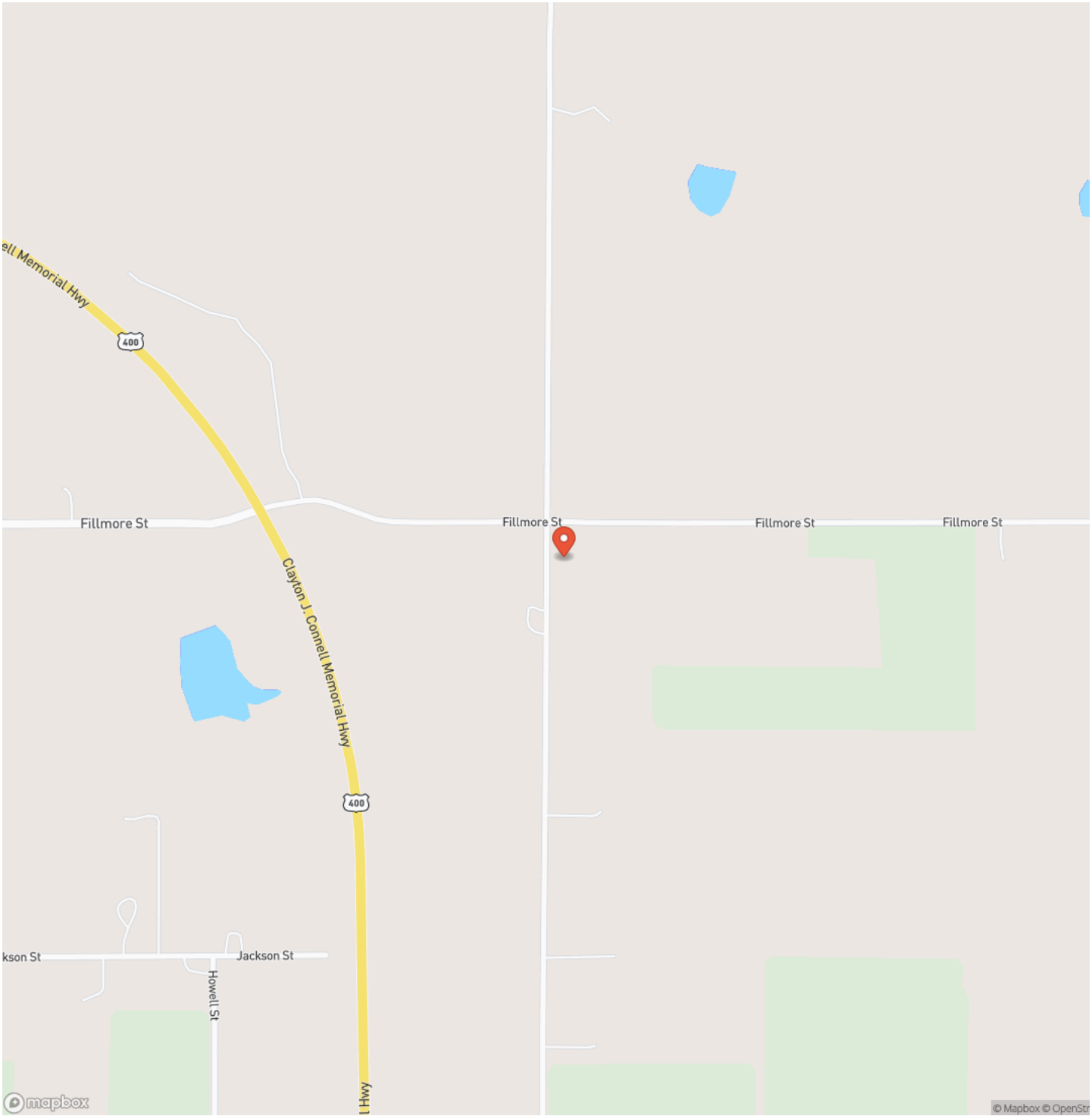
This is a hard-to-find combination of cropland, pasture, water, and a true country homesite, all in one clean, workable tract.

**80 Acres Kansas Farm with Pond and Home**  
**Fredonia, KS / Wilson County**

---

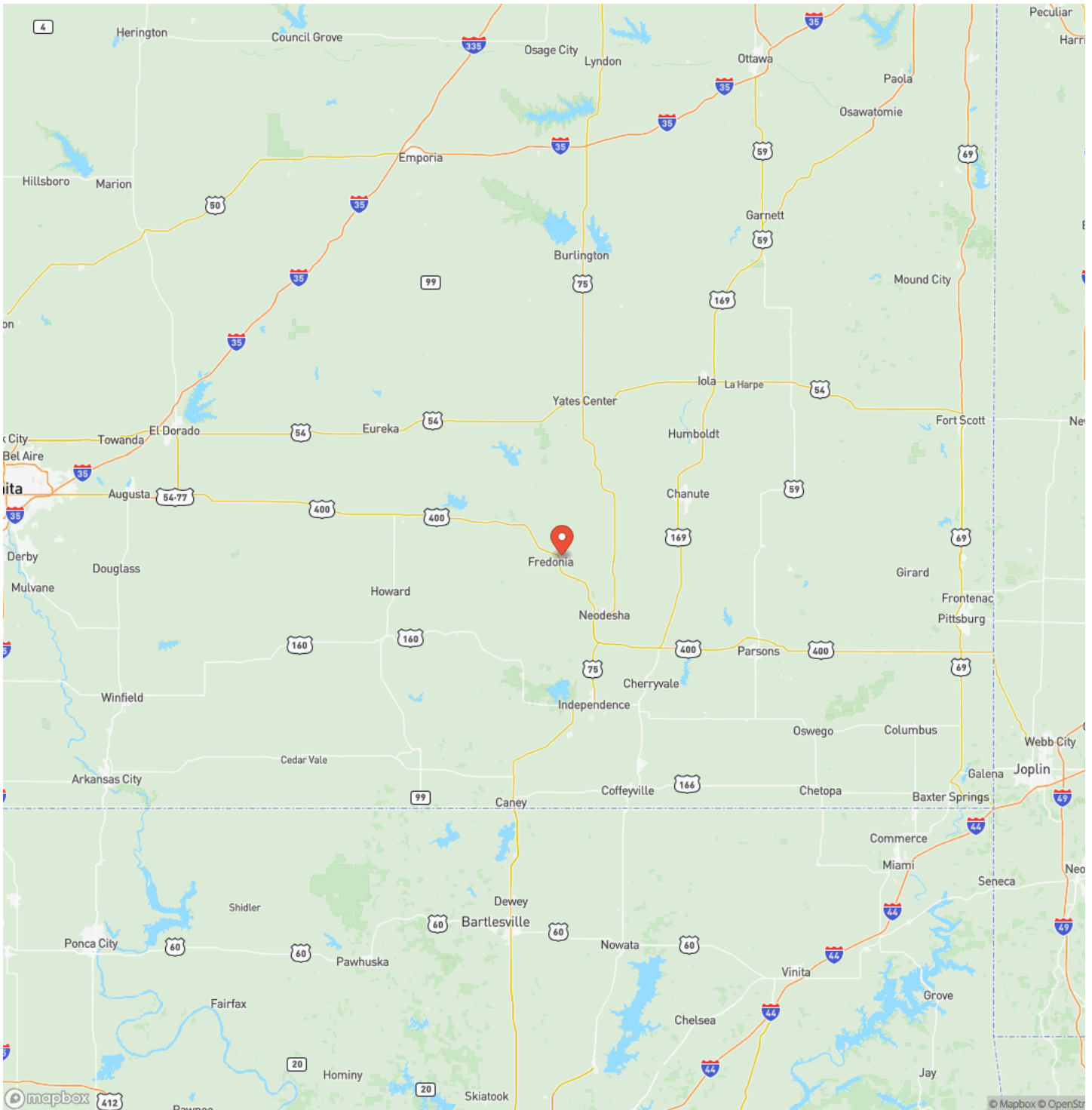


Locator Map



**80 Acres Kansas Farm with Pond and Home**  
**Fredonia, KS / Wilson County**

## Locator Map





## Satellite Map



80 Acres Kansas Farm with Pond and Home  
Fredonia, KS / Wilson County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Andrew Kattenberg

**Mobile**  
(620) 313-0783

**Office**  
(620) 313-0783

**Email**  
akattenberg@L2realtyinc.com

**Address**

**City / State / Zip**  
Cherryvale, KS 67335

NOTES

Notes section with multiple horizontal lines for text entry.





## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**L2realtyinc.com**

## **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.



---

**L2 Realty, Inc - Land and Lifestyle Properties**  
4045B CR 3900  
Independence, KS 67301  
(620) 577-4487  
L2realtyinc.com

---

