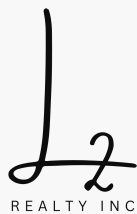


Coyville 15
0 Decatur Road
Fredonia, KS 66736

\$90,000
15± Acres
Wilson County



Coyville 15
Fredonia, KS / Wilson County

SUMMARY

Address

0 Decatur Road

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Farms

Latitude / Longitude

37.694625 / -95.902337

Acreage

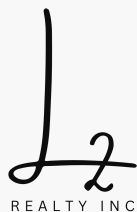
15

Price

\$90,000

Property Website

<https://l2realtyinc.com/property/coyville-15-wilson-kansas/52537/>



PROPERTY DESCRIPTION

Located just north of Coyville, KS in Wilson County, sets this well placed multi use acreage. Sitting on Coyville RD, which is paved, allows for quick and easy access.

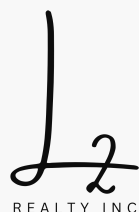
Lets start with the whitetail hunting. It is hard to find a small affordable property that will allow you the opportunity to harvest a big mature buck year after year. With quite a bit of knowledge in this particular area, I can tell you the deer hunting is second to none. While walking the property I came across multiple big rubs and scrapes. There are openings on the farm that would make great food plot locations. Most of the 15 acres is made up of great bedding so adding a little food will definitely put the odds in your favor. Wilson County is known for it's big bucks and this farm will be no different!

The great hunting isn't the only attraction to this great property. With its location just a few minutes from Toronto Lake and 10 minutes from Fall River lake, this make an astounding possible build site. With electricity and water nearby, it is no doubter if you are looking for a nice location to build a home or a cabin. It is about 20 minutes to both Fredonia and Yates Center and only about 10 minutes from Toronto. With the property sitting on a paved road, access will be easy and convenient.

The property already has partial fencing so grazing the property is also an option. It has a decent size pond that seems to hold water pretty well to keep your livestock and wildlife watered year round. I kicked up several rabbits walking the property and with the grass being thick and ungrazed for a long period of time, I wouldn't be surprised to hear a covey quail in the evenings.

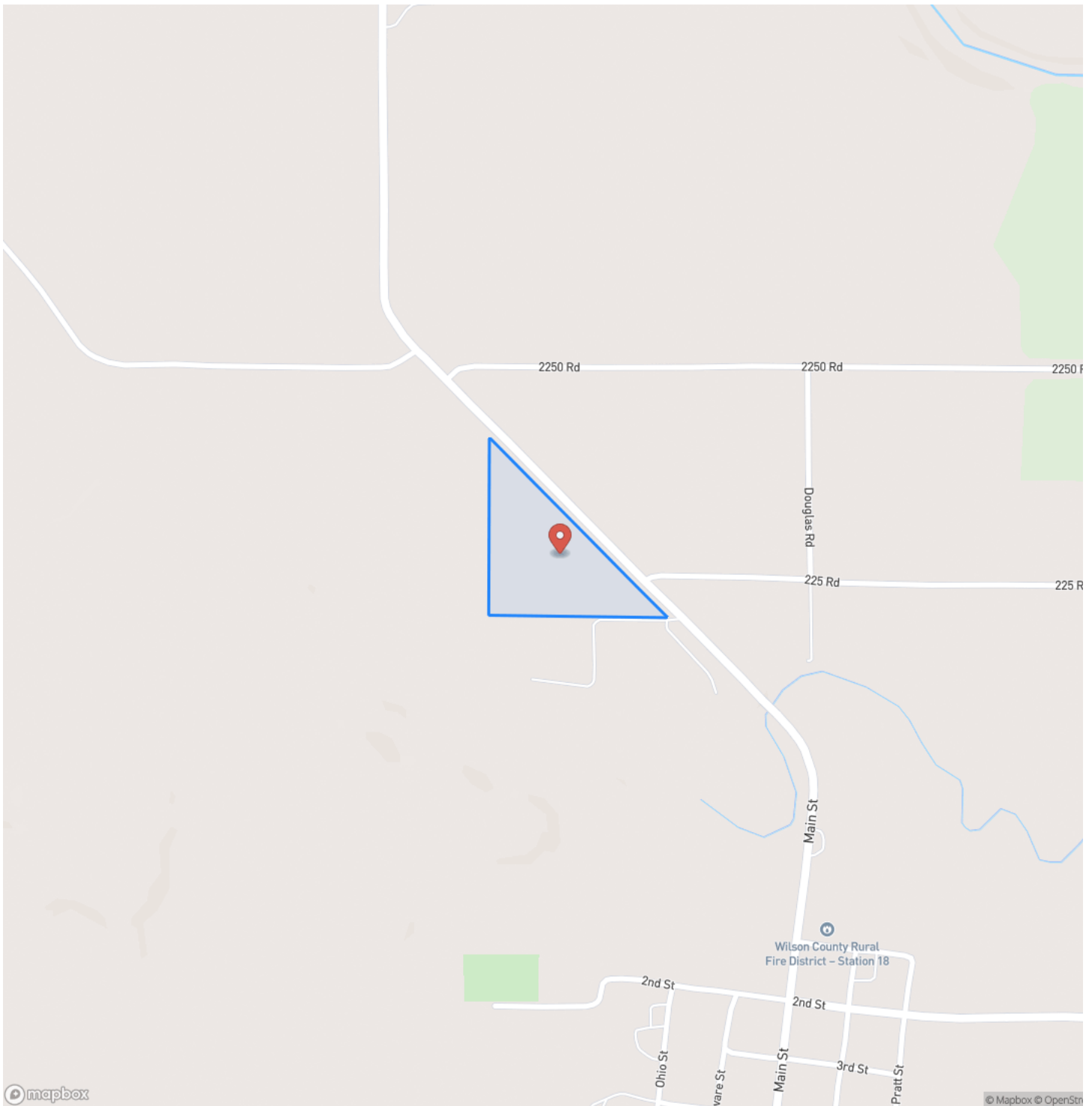
Small acreages of this magnitude don't come around very often and never last very long. Whether you are looking for a great small parcel to hunt on or looking for that spot to build your forever home, contact Brian Helman (620)212-2027, today!

- 1 hour and 40 minutes from Wichita
- 2 hours from Kansas City
- Great deer hunting
- Water and Electricity close
- Great Build Site
- 5 minutes from Toronto Lake
- 10 minutes from Fall River Lake
- Paved road frontage

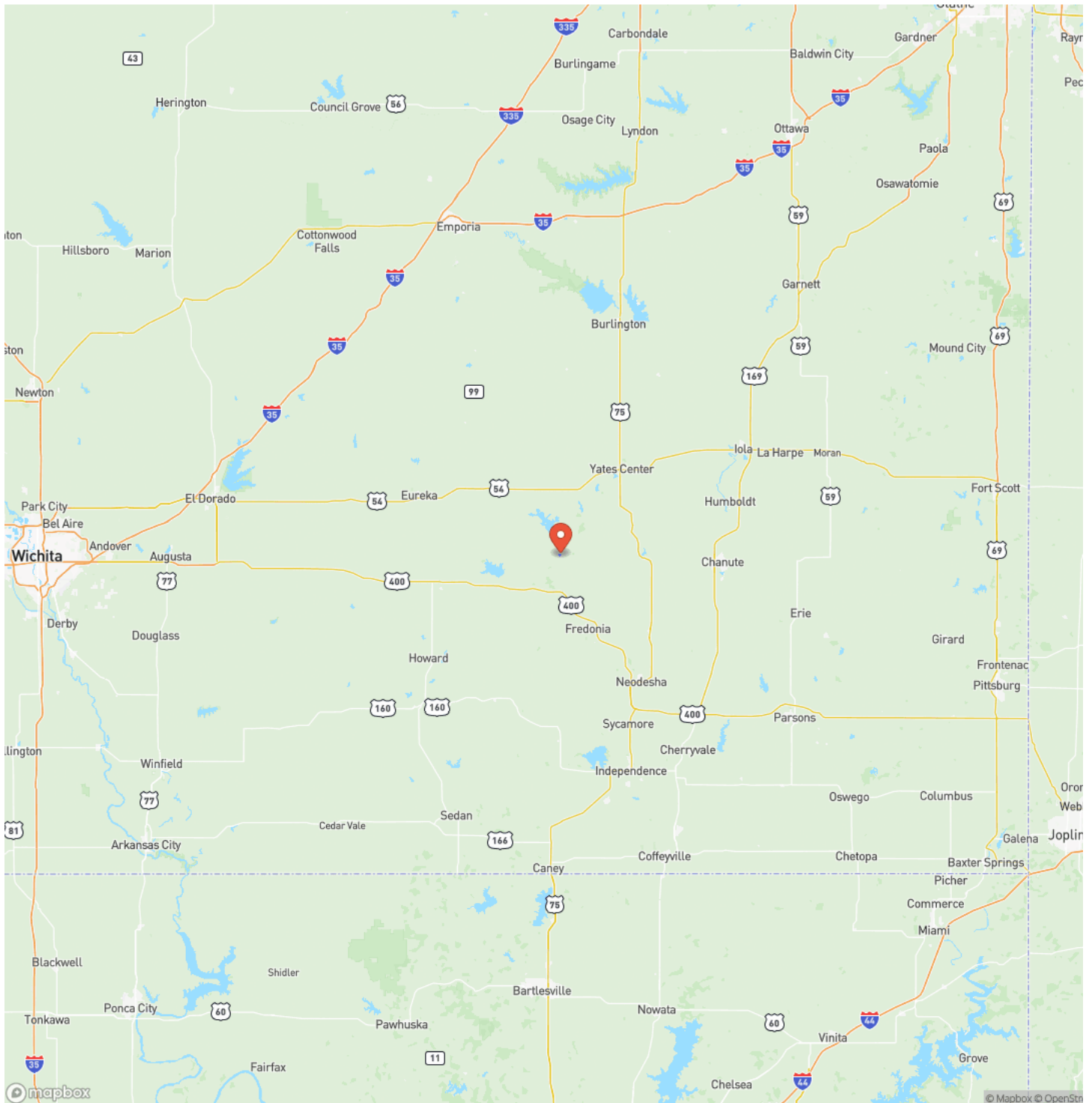




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Helman

Mobile

(620) 212-2027

Email

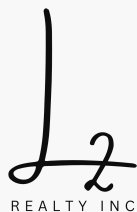
bhelman@l2realtyinc.com

Address

City / State / Zip

Chanute, KS 66720

NOTES

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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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