

82 +/- acre Recreation Tract Wilson County Kansas!!
0000 K47
Fredonia, KS 66736

\$297,500
82.500± Acres
Wilson County



82 +/- acre Recreation Tract Wilson County Kansas!!
Fredonia, KS / Wilson County

SUMMARY

Address

0000 K47

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Undeveloped Land

Latitude / Longitude

37.528782 / -95.714753

Acreage

82.500

Price

\$297,500

Property Website

<https://l2realtyinc.com/property/82-acre-recreation-tract-wilson-county-kansas-wilson-kansas/90215/>



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PROPERTY DESCRIPTION

82 ± Acre Recreational / Farm / Hunting Retreat — Wilson County, Kansas

Location / Access

Ideally situated just 15 minutes from Fredonia, Kansas, and within two hours of both Wichita and Kansas City, this property offers the perfect balance of seclusion and convenience. It boasts highway frontage and easy access — ideal for equipment, guests, and recreational traffic.

Topography & Landscape

Rolling terrain and elevation changes throughout the tract create breathtaking views and natural drainage patterns. The land transitions from upland ridges to gentle draws, offering a variety of micro-habitats.

Cover, Timber & Wildlife

The property features mature timber mixed with native grasses, cedar thickets, brushy edges, and open meadows. These habitat types provide excellent cover and forage for deer, quail, turkeys, and other wildlife. Deer and Turkeys are known to frequent this farm!

Open Meadows & Hay / Grasses

A portion of the acreage is in hay meadows or native grass stands, perfect for hay production or rotational grass management. With proper soil care, you can also establish food plots or diversify forage.

Water & Wetland / Pond Feature

A pond is located centrally (or in a low draw), ideal for fishing, duck hunting, or as a wildlife water source. Seasonal seeps or wet draws may assist retention, and the property lends itself to pond expansion or enhancement.

Fencing & Boundaries

The property is ring-fenced with perimeter fencing already in place (or ready for repair/enhancement). Internal gates and boundary lines are well-defined, facilitating rotational grazing, wildlife management zones, or subdivided use.

Potential Home / Cabin Site

Electricity and rural water are either on-site or close to the boundary, giving you the option to build a weekend cabin or full-time residence. Choose an elevated site overlooking meadows and timber — one of the ridgelines gives panoramic views across the valley.

Recreational & Hunting Highlights

- Excellent whitetail deer habitat with established travel corridors
- Quail, turkey, and upland bird potential
- The pond and natural draws enhance duck hunting prospects
- Multiple stand locations possible, facing variable wind directions
- Remote, private feel yet with easy road frontage access

Soils, Productivity & Enhancement Opportunity

While part of the land is native grass / pasture / hay, select areas may be suitable to convert or enhance with improved forage or food plot seedings. Soil testing is encouraged for yield optimization.

Investment & Legacy Value

This tract is more than just recreational — it's an investment in land, wildlife, and future building possibilities. With the mix of habitat, access, and development potential, it's positioned to appreciate and serve multiple uses for decades to come.



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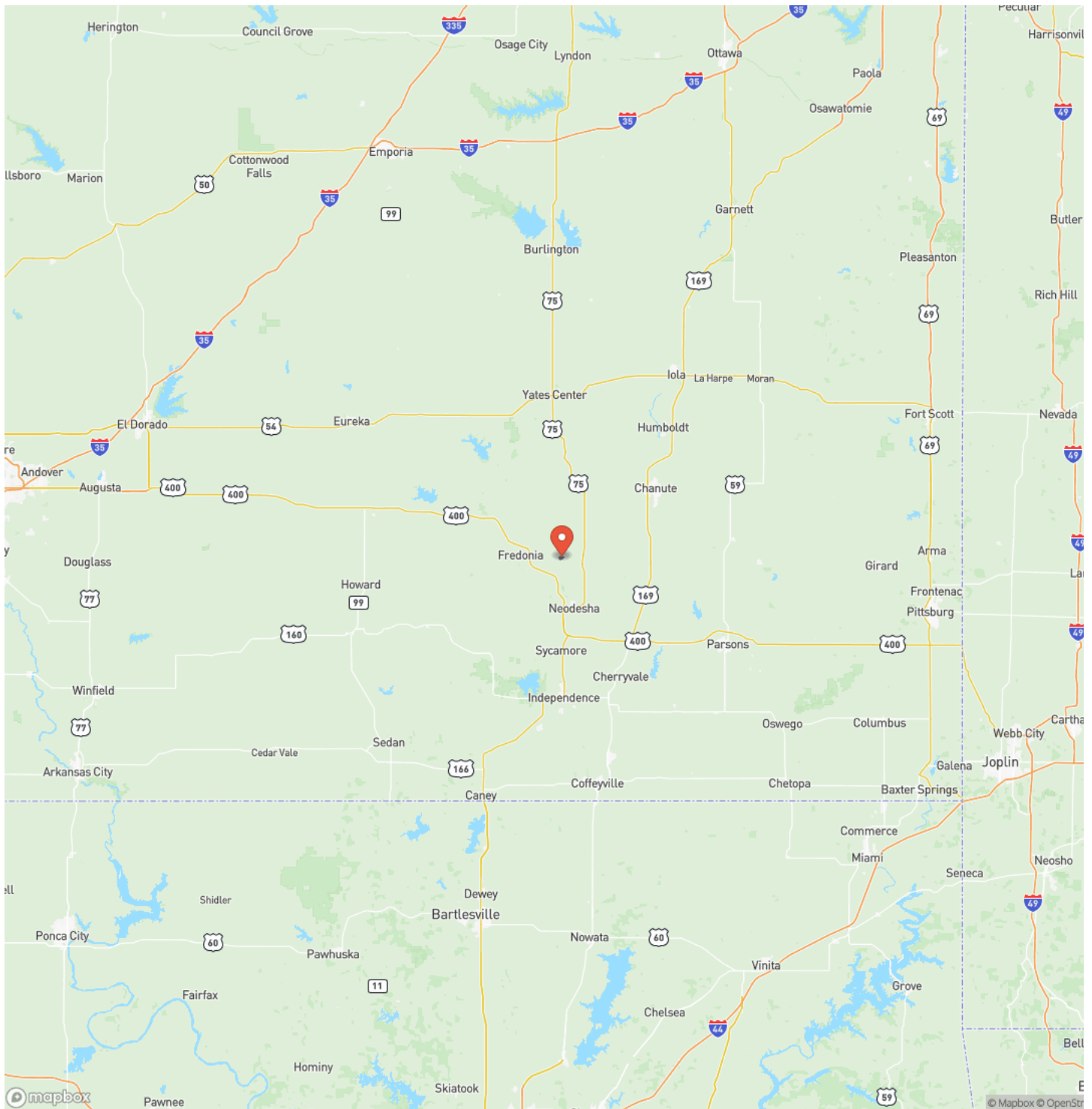


Locator Map



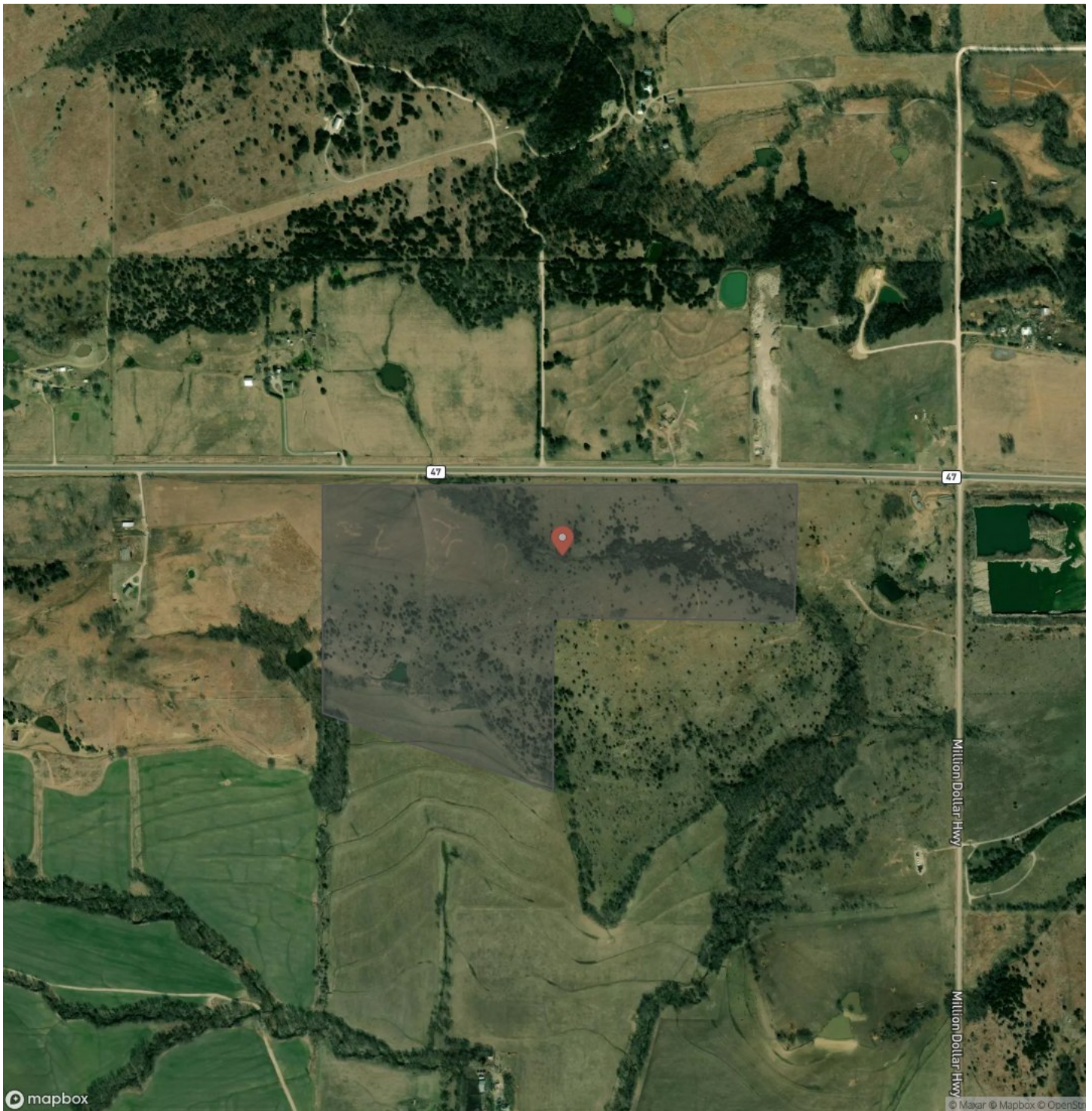
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Locator Map



82 +/- acre Recreation Tract Wilson County Kansas!!
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Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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