

112 +/- Deer Hunting Mecca Wilson County, Ks
14446A 1025 Rd
Fredonia, KS 66736

\$335,888
112± Acres
Wilson County



**112 +/- Deer Hunting Mecca Wilson County, Ks
Fredonia, KS / Wilson County**

SUMMARY

Address

14446A 1025 Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

37.524591 / -95.713172

Acreage

112

Price

\$335,888

Property Website

<https://l2realtyinc.com/property/112-deer-hunting-mecca-wilson-county-ks-wilson-kansas/49616/>



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PROPERTY DESCRIPTION

Discover the allure of this expansive 112-acre property nestled in the prime location of Wilson County, offering a variety of characteristics to make it a whitetail haven.

For avid deer hunters the big mature trees are more than eye appeal. They serve as excellent places to hang tree stands along the travel corridors on the property. That mixed with the elevation variations which complement box blinds with excellent vantage points, creates and supreme property to archery and rifle hunt deer. There is a 6.5 +/- acre field in the center of the property that could be farmed, but is currently fallow. This location is primetime for a large food plot. It would serve as a staging area for daylight activity before the deer head to the large crop fields South of the farm.

Unlock the hidden potential of mineral production, adding an exciting layer to the property's economic possibilities. This prime location isn't just about the land; it's about seizing a great investment opportunity that combines various income streams. Although the mineral production on this farm is not going to compare to Jed Clampett's holdings on the Beverly Hillbillies it is another chance to make a return on your land.

Recreational enthusiasts will delight in the abundance of opportunities this property offers. The land has a limestone rock base and that tends to lead to beautiful clear water impoundments. The pond is under a 1/2 acre in size now but will swell with spring rains to be larger. The normal water pool can be defined by the banks of the pond. This pond is great fishing and will be an attractive location for ducks and geese to land as there are plenty that flyover this area. The diversity of the landscape ensures that this property is not just an investment; it's a retreat for those seeking the perfect balance between nature and convenience.

The options of how to use this property are not limited to recreation and mineral production. The East boundary is the famed Million Dollar Highway running from Neodesha up to K47 Highway. The black top road frontage makes this an interesting development option. Living in the country, on a black top road, and in close proximity to Fredonia, Neodesha, or Altoona has a ring to it. Coupled with the location is the fact that the property is fenced and ready for livestock. Reliable water, grass, and fencing, gives a ready to graze label to this farm.

Spanning 112 acres, this property is a canvas for your dreams, whether you envision a private retreat, agricultural pursuits, a smart investment, or a place to build a home. Located in Wilson County, relish the tranquility of rural living while enjoying convenient access to nearby amenities.

- **Multiple Creeks:** Serenity flows through the land with the presence of multiple creeks, creating a peaceful and scenic environment
- **Mature Timber:** Towering trees grace the property, providing both aesthetic beauty and potential timber value for the discerning owner.
- **Tillable Acreage:** Cultivate your agricultural dreams on the tillable acreage, offering a canvas for farming pursuits and potential income.
- **Mineral Production:** Uncover the hidden potential for mineral production, adding an exciting layer to the property's economic possibilities.
- **Recreational Opportunities:** Embrace the outdoors with a variety of recreational possibilities, from hiking and bird watching to hunting and more.
- **Diverse Income Stream:** This property isn't just land; it's an investment in diverse income streams, with potential revenue from agriculture, timber, minerals, and more.
- **Environmental Appeal:** With a focus on sustainability and environmental harmony, this property offers an appeal to those seeking eco-friendly living and development.



- **Wildlife Appeal:** The diverse landscape attracts a plethora of wildlife, making it a nature lover's paradise and a potential draw for outdoor enthusiasts.



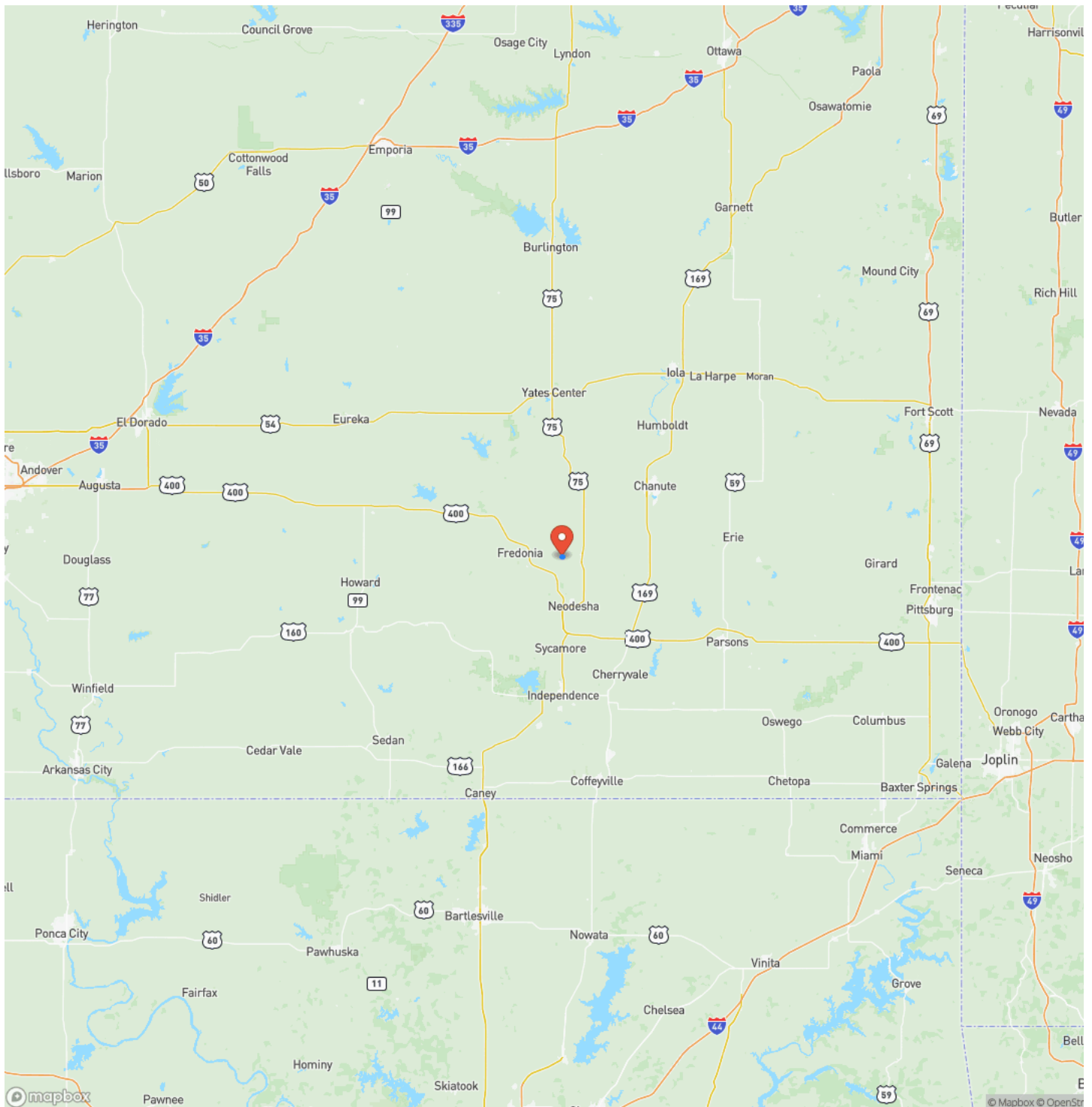
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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