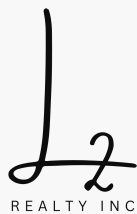


**28 +/- Acre Pasture with Building and Hunting Potential**  
**in Wilson County, Ks**  
14446 1025 Rd  
Fredonia, KS 66736

**\$125,000**  
28± Acres  
Wilson County





**28 +/- Acre Pasture with Building and Hunting Potential in Wilson County, Ks  
Fredonia, KS / Wilson County**

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**SUMMARY**

**Address**

14446 1025 Rd

**City, State Zip**

Fredonia, KS 66736

**County**

Wilson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Residential Property, Horse Property, Lot, Single Family

**Latitude / Longitude**

37.52144 / -95.708209

**Acreage**

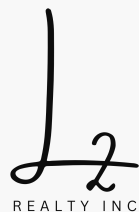
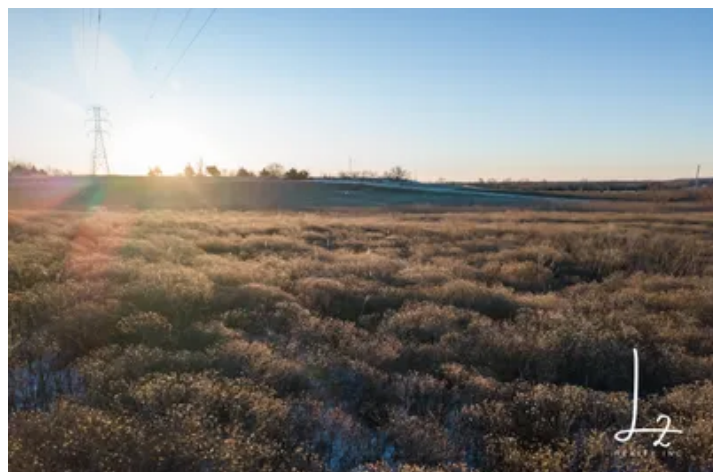
28

**Price**

\$125,000

**Property Website**

<https://l2realtyinc.com/property/28-acre-pasture-with-building-and-hunting-potential-in-wilson-county-ks-wilson-kansas/49725/>



## 28 +/- Acre Pasture with Building and Hunting Potential in Wilson County, Ks Fredonia, KS / Wilson County

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### **PROPERTY DESCRIPTION**

Welcome to a property that rarely comes available and beckons ranchers, hunters, and families alike to experience the epitome of rural living. Nestled against the backdrop of scenic sunrises and sunsets, this expansive piece of land seamlessly blends land with countless possibilities. Whether you're a rancher seeking additional pasture, an avid hunter in search of diverse game opportunities, or a family looking to build your dream home, this acreage awaits your exploration. We extend an invitation to view this remarkable property firsthand, where dreams meet reality, and the beauty of nature converges with practicality. Join us to discover the unique charm and potential that this property holds for you and your envisioned lifestyle.

This piece of land offers an exceptional opportunity to build your dream home. Located in close proximity to both Neodesha and Fredonia, KS, you'll experience the charm of local communities while enjoying the serenity of rural living. Additionally, rural water lines and electricity are conveniently nearby, ensuring that modern amenities are within easy reach. With a designated building lot, the canvas is set for you to create a residence that sits atop a hillside overlooking a creek bottom. The Million Dollar Highway frontage not only adds a touch of prestige but also ensures convenient access, making your dream home both easily reachable and on a paved road. Regardless of which community you call home or if the intent will be a weekend getaway, this parcel has a lot to offer.

This property is tailored to meet the practical needs of ranchers and agricultural enthusiasts. The expansive pasture, suitable for horses or cattle, is complemented by established fencing, ensuring security and convenience for your livestock. With a reliable water source, the property addresses crucial needs during drought conditions, providing consistent water access for your animals. The well-designed layout emphasizes both functionality and practicality, making it an ideal addition to your ranching operation. Explore this property for its essential features, including established fencing, offering a secure environment for your livestock along with reliable water and a well-structured layout.

With two ponds, it provides an ideal setting for waterfowl hunting, adding a touch of excitement to your outdoor pursuits. Deer hunting enthusiasts will appreciate the convenience of having prime hunting grounds right at their doorstep. Surrounding farms have both food and cover and deer will be passing through this tract moving from one place to another. Kansas farm ponds have a rich legacy for catching largemouth bass, perch, crappie, and channel cat. This property delivers a diverse range of species options, making it a small but mighty paradise for hunters seeking a variety of game.

This property is not just a piece of land; it's an invitation to a lifestyle tailored to your aspirations. Whether you're envisioning the construction of a new home, expanding your ranching endeavors, or seeking a hunter's retreat, this is an opportunity to embrace the beauty of nature while enjoying the practicality of a thoughtfully designed property. Seize the chance to make this your own!

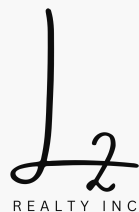
#### • **Property Features:**

- **Two Ponds:** Immerse yourself in the tranquility of this property with not one, but two picturesque ponds, offering a serene and natural landscape.
- **Building Location:** Seamless opportunity to turn your vision of a dream home into a reality.
- **Pasture Suitable for Horses or Cattle:** The expansive pasture is thoughtfully designed to accommodate horses or cattle, making it an ideal space for agricultural or livestock endeavors.
- **Reliable Water Source:** With a reliable water source, rest assured that your property is well-equipped for sustainability and various agricultural needs.

#### • **Location and Accessibility:**

- **Situated near Fredonia, KS:** Embrace the charm of the local community in Fredonia, KS, while still enjoying the privacy and exclusivity of your expansive property.
- **Proximity to Neodesha, KS:** Conveniently located near Neodesha, KS, providing easy access to additional amenities and services.
- **Convenient access to the Million Dollar Highway:** Your property's accessibility to the Million Dollar Highway not only enhances its value but also ensures a smooth and scenic journey to and from your home.

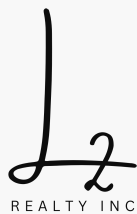
#### • **Recreational Amenities:**



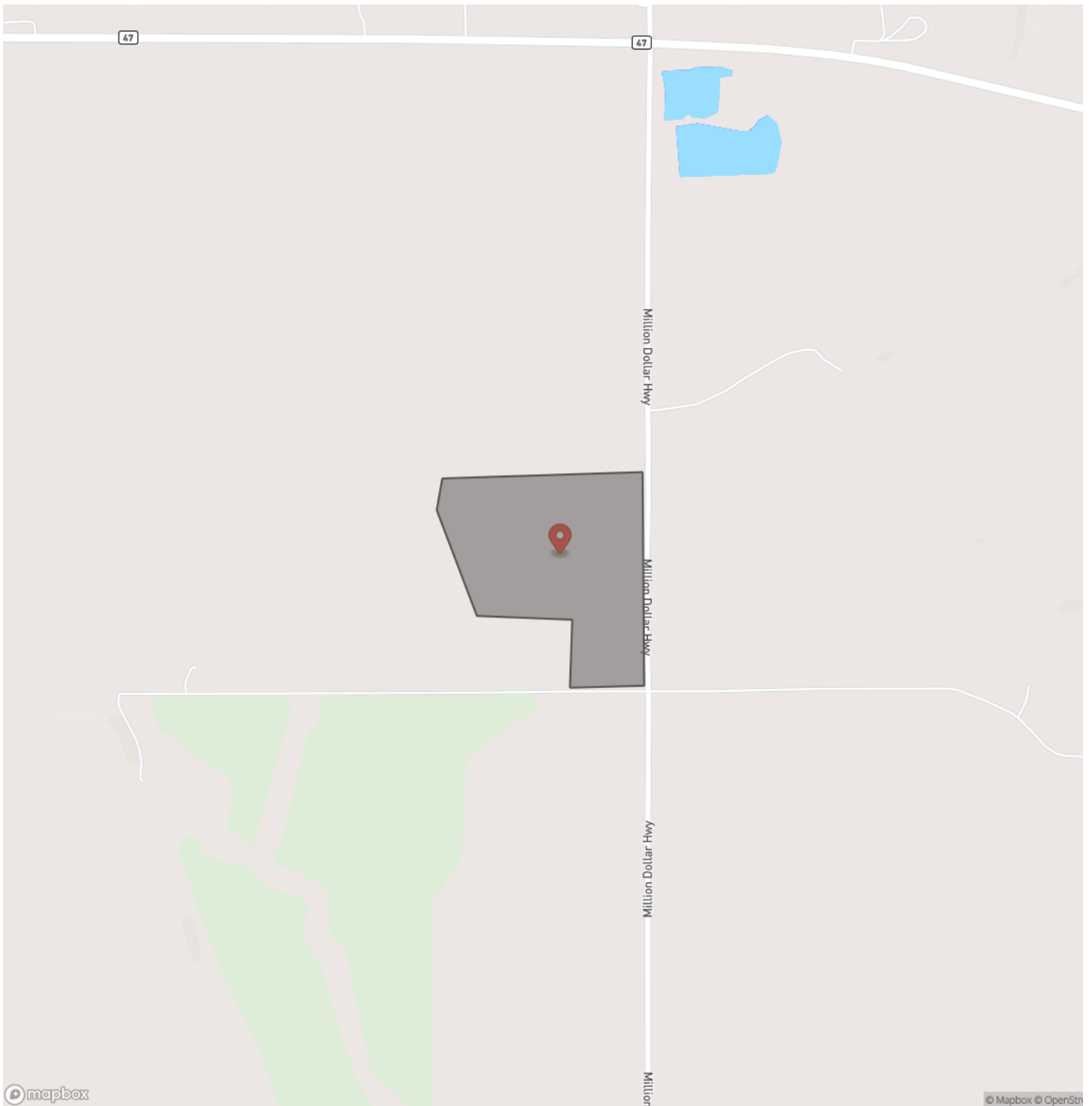
- **Ideal for Waterfowl Hunting Enthusiasts:** Perfect for those passionate about waterfowl hunting, the property's layout and features duck hunting opportunities.
- **Deer Hunting Opportunities on the Property:** Elevate your hunting experience with the convenience of deer hunting opportunities right on your own land.
- **Fishing Access for Recreational Angling:** Whether you're a seasoned angler or a leisurely fisher, the property provides well-designed fishing access, allowing you to unwind by the water.
- **Picturesque Views of Sunrises and Sunsets:** Immerse yourself in the beauty of nature with breathtaking views of both sunrises and sunsets, creating a daily spectacle that enhances your overall living experience.



28 +/- Acre Pasture with Building and Hunting Potential in Wilson County, Ks  
Fredonia, KS / Wilson County



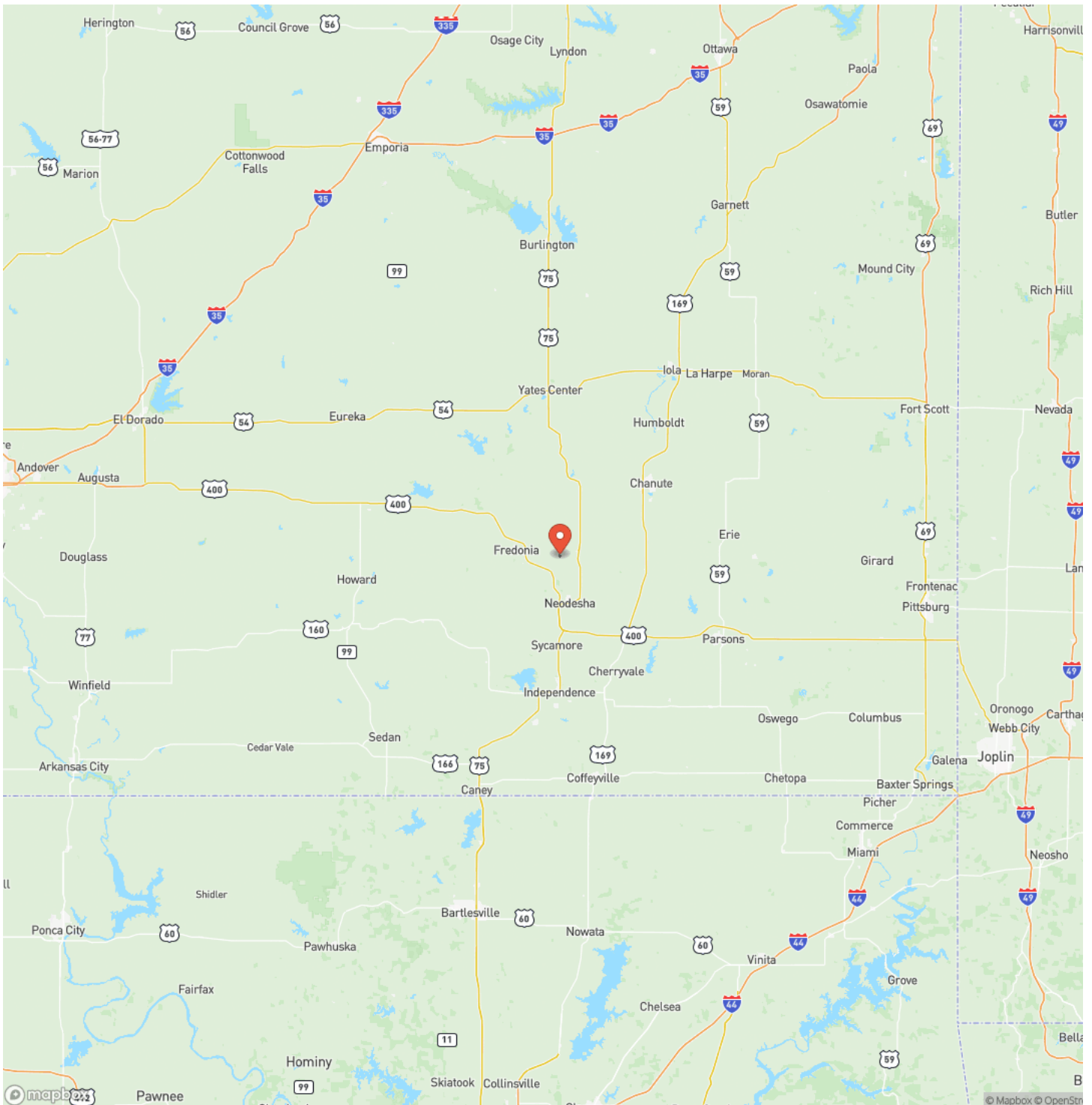
## Locator Map





**28 +/- Acre Pasture with Building and Huting Potential in Wilson County, Ks  
Fredonia, KS / Wilson County**

## Locator Map



## Satellite Map





## 28 +/- Acre Pasture with Building and Huting Potential in Wilson County, Ks Fredonia, KS / Wilson County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt Wonser

## Mobile

(620) 330-7282

## Office

(620) 577-4487

## Email

mwonser@l2realtyinc.com

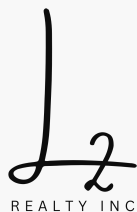
**Address**

4045B CR 3900

## City / State / Zip

Independence, KS 67301

## NOTES

[illegible]

**MORE INFO ONLINE:**

**l2realtyinc.com**

## This image shows a single sheet of white paper with horizontal blue 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.

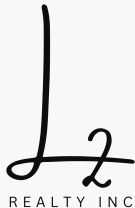




## **DISCLAIMERS**

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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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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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