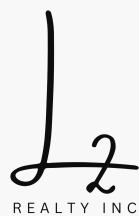
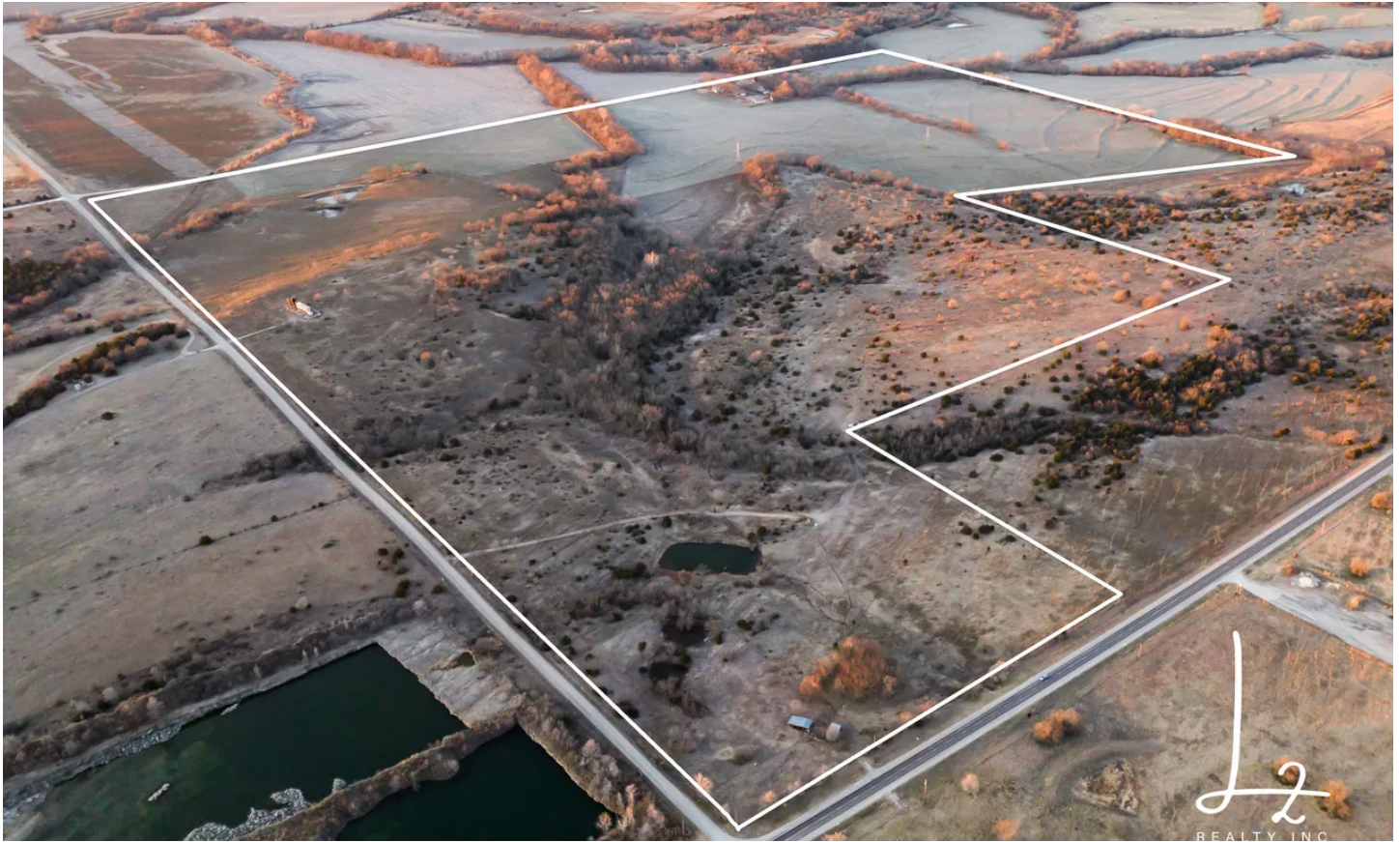


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14446 1025 Rd  
Fredonia, KS 66736

**\$1,085,000**  
273± Acres  
Wilson County





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Fredonia, KS / Wilson County

## **SUMMARY**

### **Address**

14446 1025 Rd

### **City, State Zip**

Fredonia, KS 66736

### **County**

Wilson County

### **Type**

Farms

### **Latitude / Longitude**

37.524591 / -95.713172

### **Acreage**

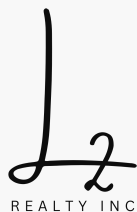
273

### **Price**

\$1,085,000

### **Property Website**

<https://l2realtyinc.com/property/-wilson-kansas/49094/>



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## Fredonia, KS / Wilson County

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### **PROPERTY DESCRIPTION**

Welcome to a breathtaking 272-acre haven in Wilson County, Kansas, where nature's beauty and agricultural excellence converge to create an unparalleled property. Immerse yourself in tranquility as you discover five picturesque ponds and the soothing flow of two creeks, weaving together a serene natural environment that defines the essence of Midwest living.

Agricultural opportunities abound with cross-fenced areas, tillable acreage, and catch pens, providing the perfect canvas for farming or ranching endeavors. The landscape unfolds with mature timber, cedars, and brushy pastures, offering both aesthetic enjoyment and potential income from the timber resources.

This property is a haven for outdoor enthusiasts, offering abundant wildlife and prime hunting grounds for deer and ducks. Persimmon trees dot the landscape, attracting a variety of wildlife, creating an authentic Midwest hunting experience.

Versatility defines this property, making it an ideal retreat for a starter home or a deer camp. Multiple building lots enhance the potential for diverse living options, allowing you to tailor this expansive land to your vision.

Convenience meets seclusion with blacktop road frontage on two sides and a dead-end access to the home. The property is strategically located near Neodesha, Fredonia, and Altoona, providing easy commuting access while maintaining a sense of privacy.

Unlock the economic potential with multiple income sources, including tillable acreage, outbuildings, and the option to develop building lots. Infrastructure readiness, with easily accessible utilities, further streamlines the development process or enhances existing features.

This 272-acre property in Wilson County, Kansas, is not just land; it's a canvas of endless potential. Whether you envision a peaceful retreat, a productive farm, or a premier hunting haven, this unique investment seamlessly combines natural beauty, functionality, and income potential for a truly distinctive opportunity.

1. **\*\*Nature's Beauty:\*\***

- Enjoy the tranquility of 5 picturesque ponds and the calming flow of 2 creeks, creating a serene natural environment.

2. **\*\*Agricultural Excellence:\*\***

- Benefit from cross-fenced areas, tillable acreage, and catch pens, providing a perfect setting for farming or ranching endeavors.

3. **\*\*Timber Treasures:\*\***

- Revel in the beauty of mature timber, cedars, and brushy pastures, offering a diverse landscape for both aesthetic enjoyment and potential income.

4. **\*\*Abundance of Wildlife:\*\***

- Embrace the outdoors with deer and duck hunting opportunities, enhanced by the presence of persimmon trees attracting a variety of wildlife.

5. **\*\*Versatile Living:\*\***

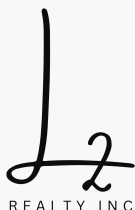
- Ideal for a starter home or as a deer camp, the property offers diverse housing possibilities, with the added advantage of multiple building lots.

6. **\*\*Convenient Access:\*\***

- Enjoy the convenience of blacktop road frontage on 2 sides, dead-end access to the home, and proximity to Neodesha, Fredonia, and Altoona for easy commuting.

7. **\*\*Seclusion without Sacrifice:\*\***

- Experience privacy on this secluded property while still being close to essential amenities and services.



8. **\*\*Income Potential:\*\***

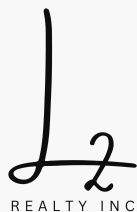
- Explore multiple income sources with tillable acreage, outbuildings, and the option to develop building lots, creating a versatile investment opportunity.

9. **\*\*Infrastructure Ready:\*\***

- Utilities are easily accessible, streamlining the process for development or enhancing the existing property features.

10. **\*\*Endless Potential:\*\***

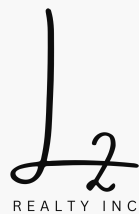
- Whether you seek a peaceful retreat, a productive farm, or a hunting haven, this property combines natural beauty, functionality, and income potential for a truly unique investment.





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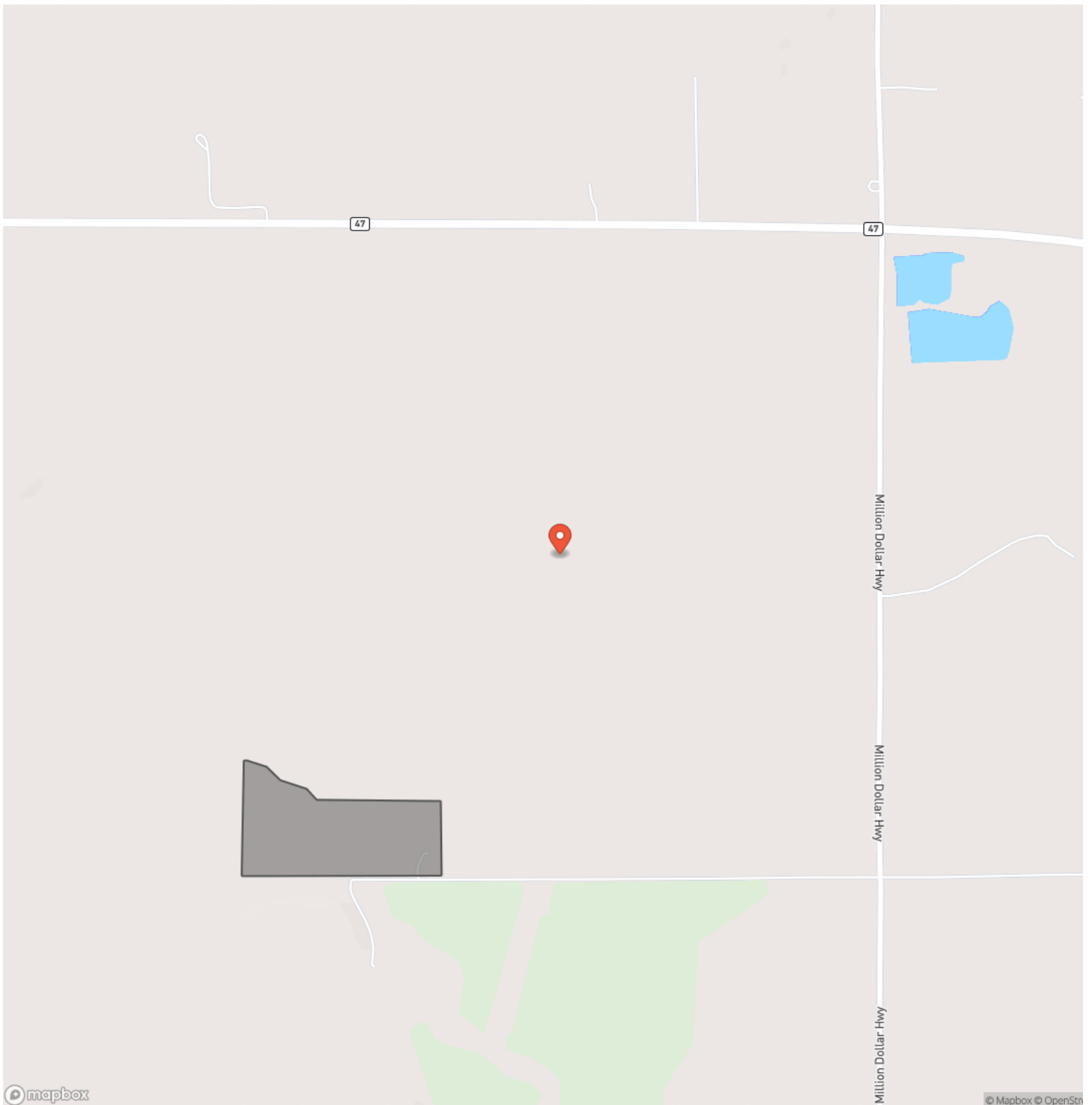
Fredonia, KS / Wilson County



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Fredonia, KS / Wilson County

## Locator Map

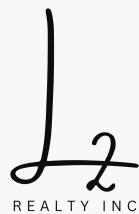
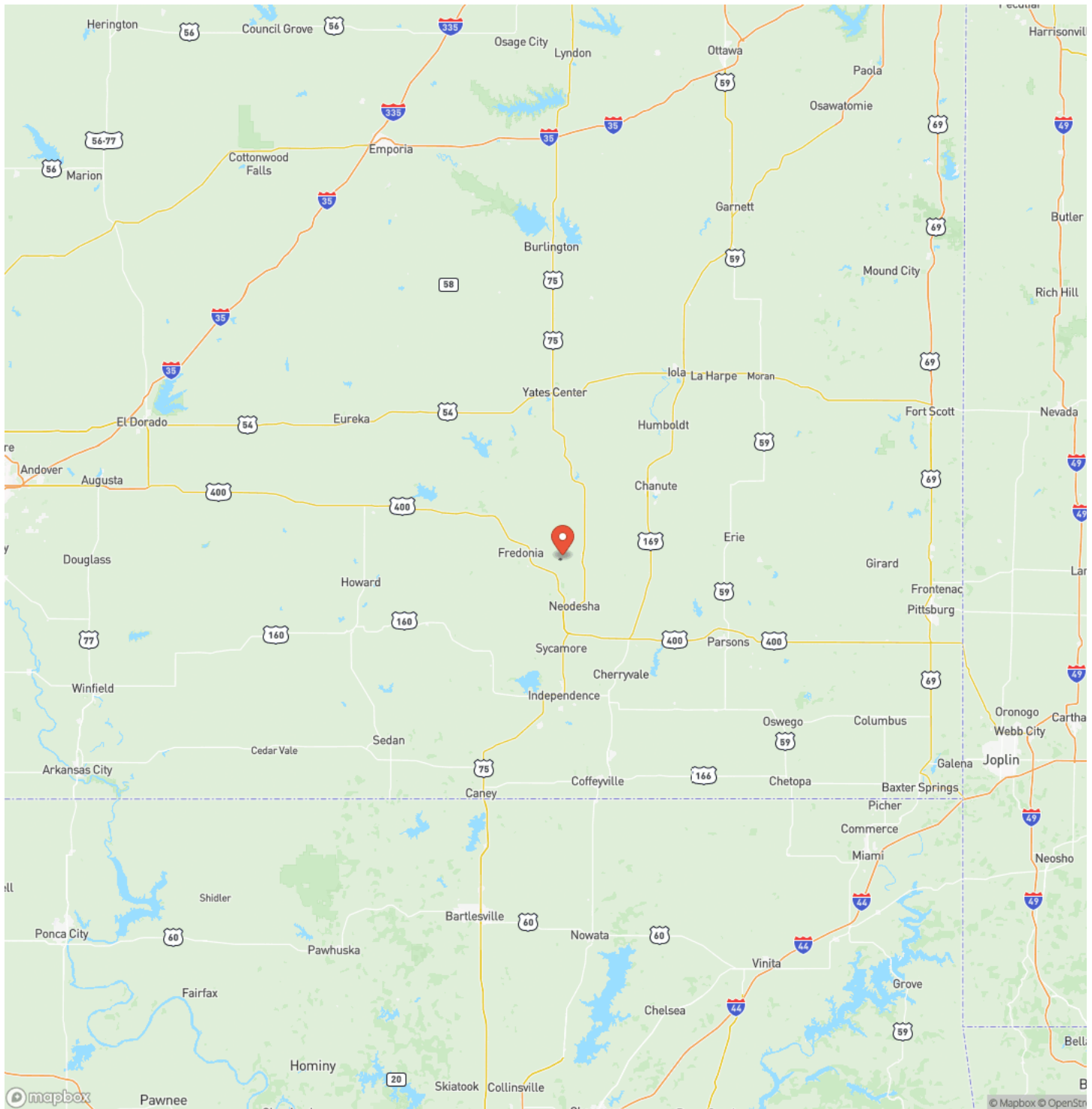




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Fredonia, KS / Wilson County

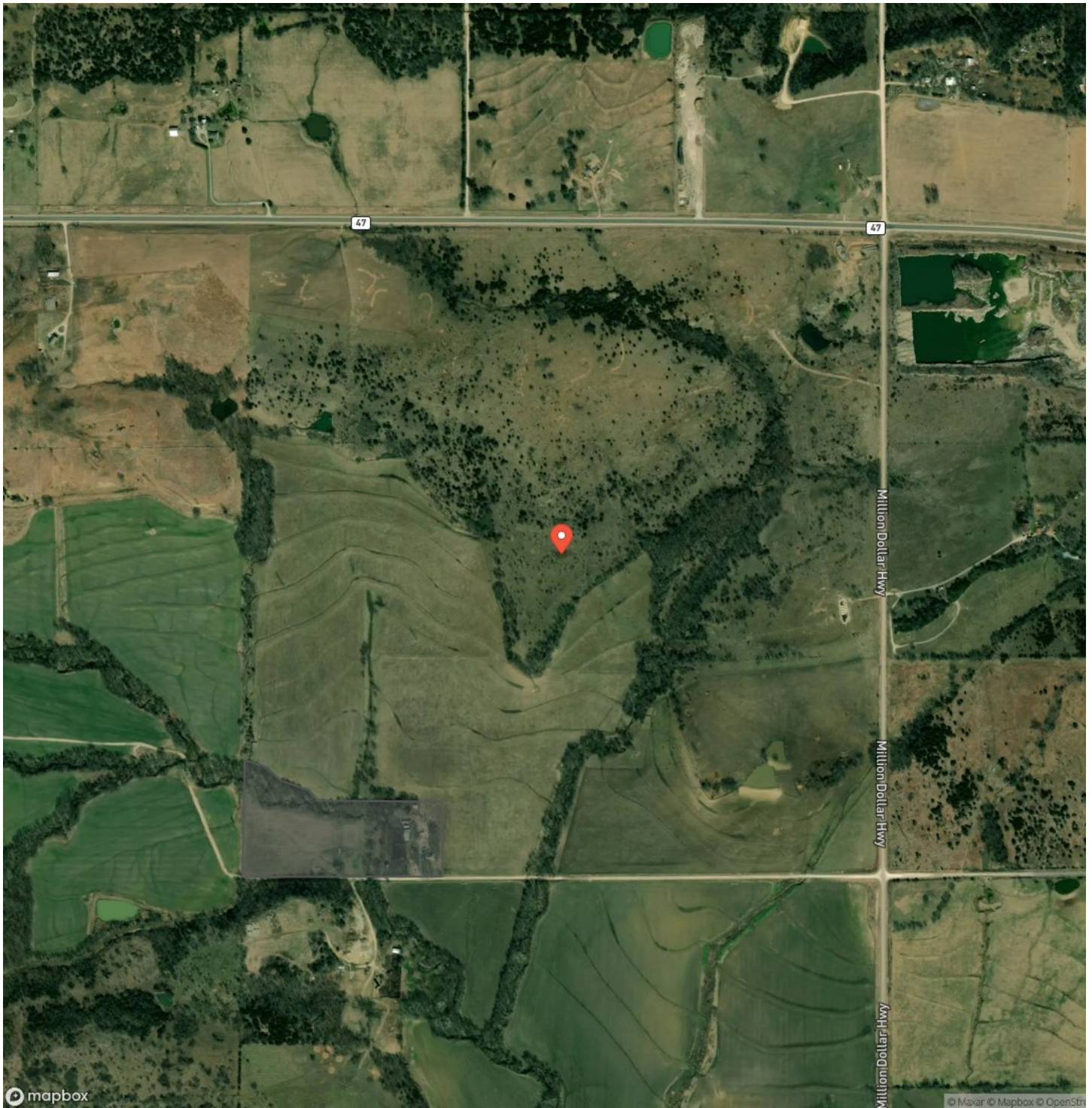
## Locator Map



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Fredonia, KS / Wilson County

## Satellite Map





## Fredonia, KS / Wilson County

**For more information contact:**



Matt Wonser

(620) 330-7282

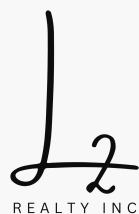
(620) 577-4487

mwonser@l2realtyinc.com

## 4045B CR 3900

Independence, KS 67301

## 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.



## 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.

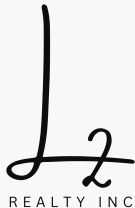




## **DISCLAIMERS**

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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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