

140 +/- Acres Live Creek, Mature Timber, Black Top
Road Frontage, Utilities Available in Wilson County, Ks
14446C 1025 Rd
Fredonia, KS 66736

\$419,860
140± Acres
Wilson County



**140 +/- Acres Live Creek, Mature Timber, Black Top Road Frontage, Utilites Available in Wilson County, Ks
Fredonia, KS / Wilson County**

SUMMARY

Address

14446C 1025 Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

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

Latitude / Longitude

36.439772 / -87.218617

Acreage

140

Price

\$419,860

Property Website

<https://l2realtyinc.com/property/140-acres-live-creek-mature-timber-black-top-road-frontage-utilites-available-in-wilson-county-ks-wilson-kansas/59017/>



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PROPERTY DESCRIPTION

Welcome to a haven for the outdoorsman, where a picturesque live creek with a beautiful limestone rock bottom winds through the property. This natural water feature not only adds charm but also provides a prime spot for relaxation and exploration. The clear waters and soothing sounds of the creek create a serene environment, perfect for unwinding after a day of outdoor adventures.

The land is a sportsman's dream, graced with mature pecan and persimmon trees that offer both beauty and bounty. Harvest your own nuts and fruits, or enjoy the seasonal splendor these trees provide. Deer are drawn to the persimmon trees when the fruit ripens, creating ideal opportunities for observation and hunting. The property boasts three ponds perfect for fishing and attracting waterfowl. UTV trails wind through the land, providing excellent access to all corners and making exploration and land management easy. Hunters will find well-placed box blind vantage points and natural pinch points for bow stands, ensuring a successful and enjoyable hunting experience. Whether you're fishing, hunting, or simply enjoying the great outdoors, this property is your perfect escape.

Ready for development, the property has rural water and electricity available, making it ideal for building your dream home or a weekend cabin. Numerous prime homesites offer stunning views, allowing you to immerse yourself in the natural beauty. The varied topography features rolling hills and gentle slopes, offering stunning views and diverse ecosystems. These elevation changes enhance the scenic beauty and provide unique opportunities for various outdoor activities. Multiple feeder drainage creeks traverse the landscape, ensuring a well-watered environment that supports abundant wildlife and plant species.

This farm showcases a mixture of grasses, creating a lush and diverse landscape typical of the Midwest. With ample water from creeks and ponds, the pastures stay productive and inviting all year round. Most of the exterior fencing is already in place, making the farm well-protected and almost ready for livestock. Throughout the spring and summer, the fields have been left without grazing animals, allowing the grasses to thrive and the soil to recover. This period of rest has not only enhanced the farm's natural beauty but also set the stage for sustainable and productive ranching in the seasons to come.

Contact Matt Wonser at [620-330-7282](tel:620-330-7282) to schedule a showing!

Live Creek with Limestone Rock Bottom

A picturesque live creek meanders through the property, featuring a beautiful limestone rock bottom. This natural water feature not only adds to the aesthetic charm but also provides a spot for relaxation and exploration. The clear water has a way of capturing your attention and then the sound of running water with out the background noise of the city lets all of your worries go away.

Pecan and Persimmon Trees

The land is graced with mature pecan and persimmon trees, offering both beauty and bounty. Enjoy harvesting your own nuts and fruits or simply appreciate the seasonal splendor these trees provide. The deer flock to the persimmon trees when the fruit becomes ripe.

Elevation Changes

The varied topography includes rolling hills and gentle slopes, creating amazing views and diverse ecosystems. These elevation changes enhance the scenic beauty and provide unique opportunities for various land uses.

Multiple Feeder Drainage Creeks

In addition to the main creek, multiple feeder drainage creeks traverse the property, ensuring a well-watered landscape that supports a rich array of wildlife and plant species.

Three Ponds for Fishing and Waterfowl Hunting

Anglers and hunters alike will be thrilled with the three ponds, perfect for fishing and attracting a variety of waterfowl. These ponds offer endless hours of outdoor recreation and relaxation.

UTV Trails

Explore the property using the UTV trails. Whether for work or play, these trails provide excellent access to all corners of your land, making management and enjoyment simple and convenient.

MORE INFO ONLINE:

L2realtyinc.com

Rural Water and Electricity Available

Ready for development, this property has rural water and electricity available, making it ideal for building your dream home or weekend getaway.

Beautiful Views for Homesites

With numerous prime homesites offering stunning views, you can choose the perfect spot to build your home, taking full advantage of the natural beauty surrounding you.

Perfect Box Blind Vantage Points

Hunters will appreciate the locations for box blind vantage points, providing excellent visibility and opportunities for scouting and hunting.

Natural Pinch Points for Bow Stands

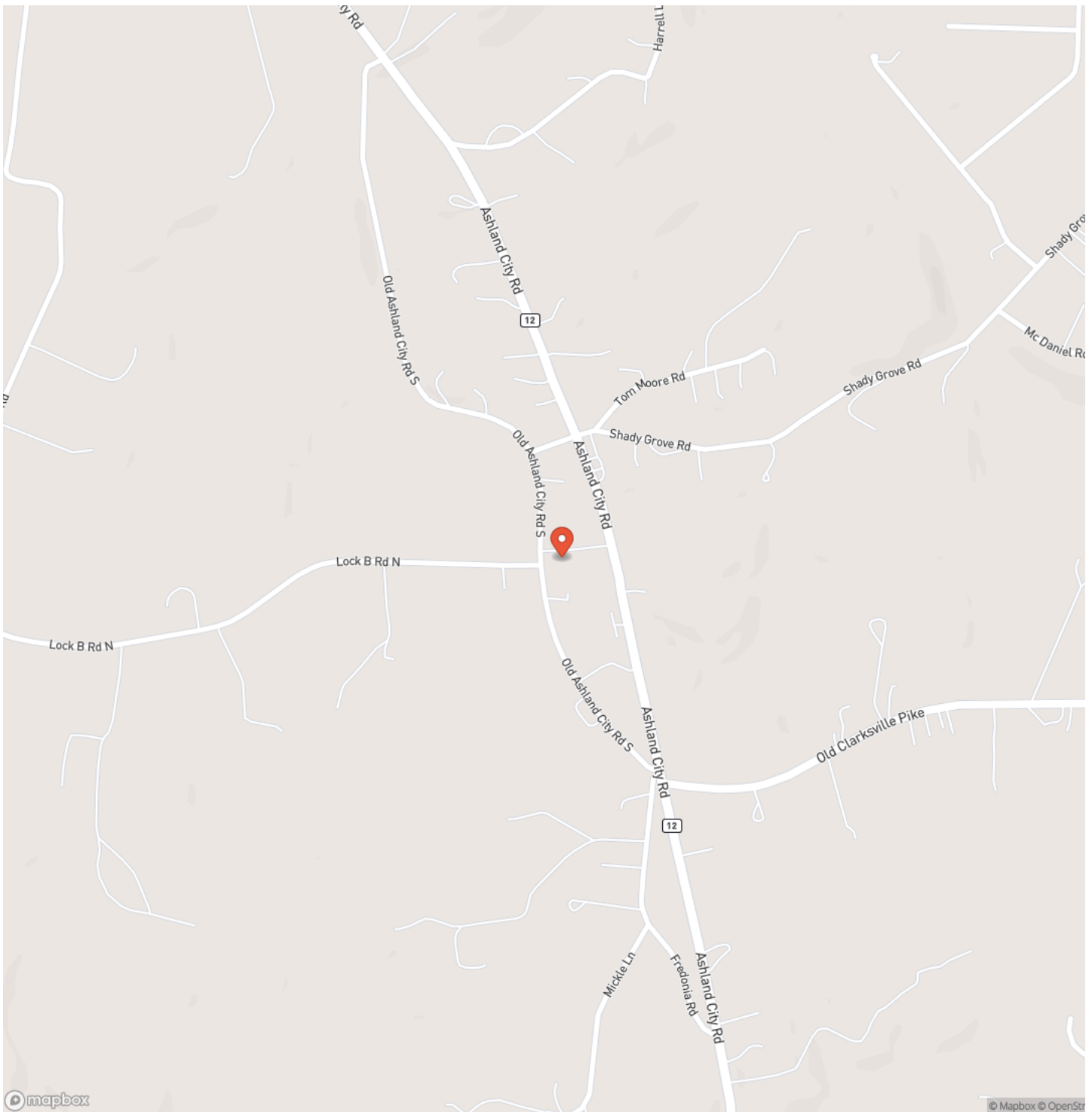
For bow hunters, the property features natural pinch points, ideal for setting up bow stands. These strategic locations increase your chances of a successful hunt in a classic midwest setting.

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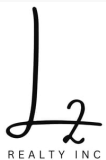
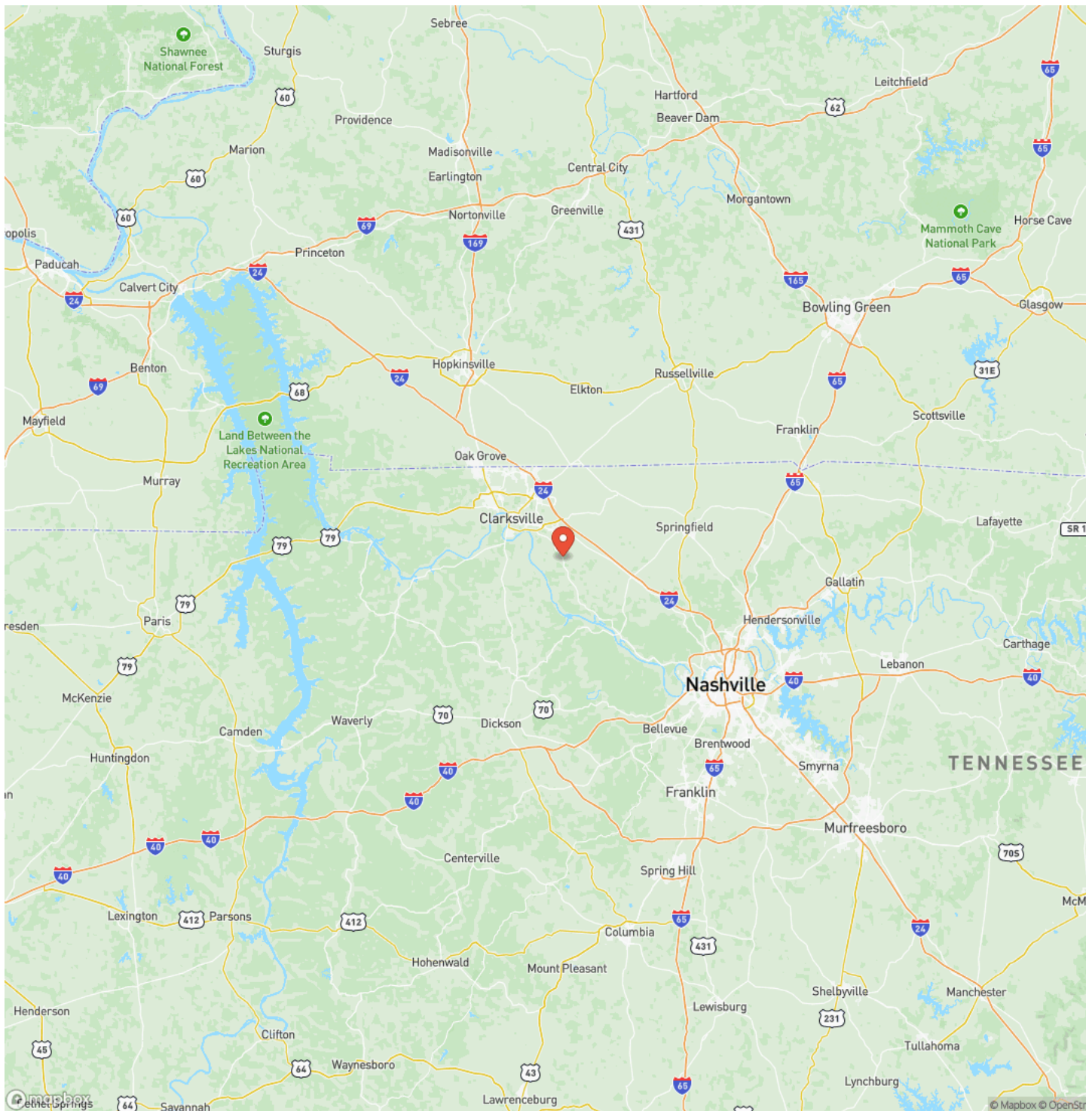
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Locator Map



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Locator Map

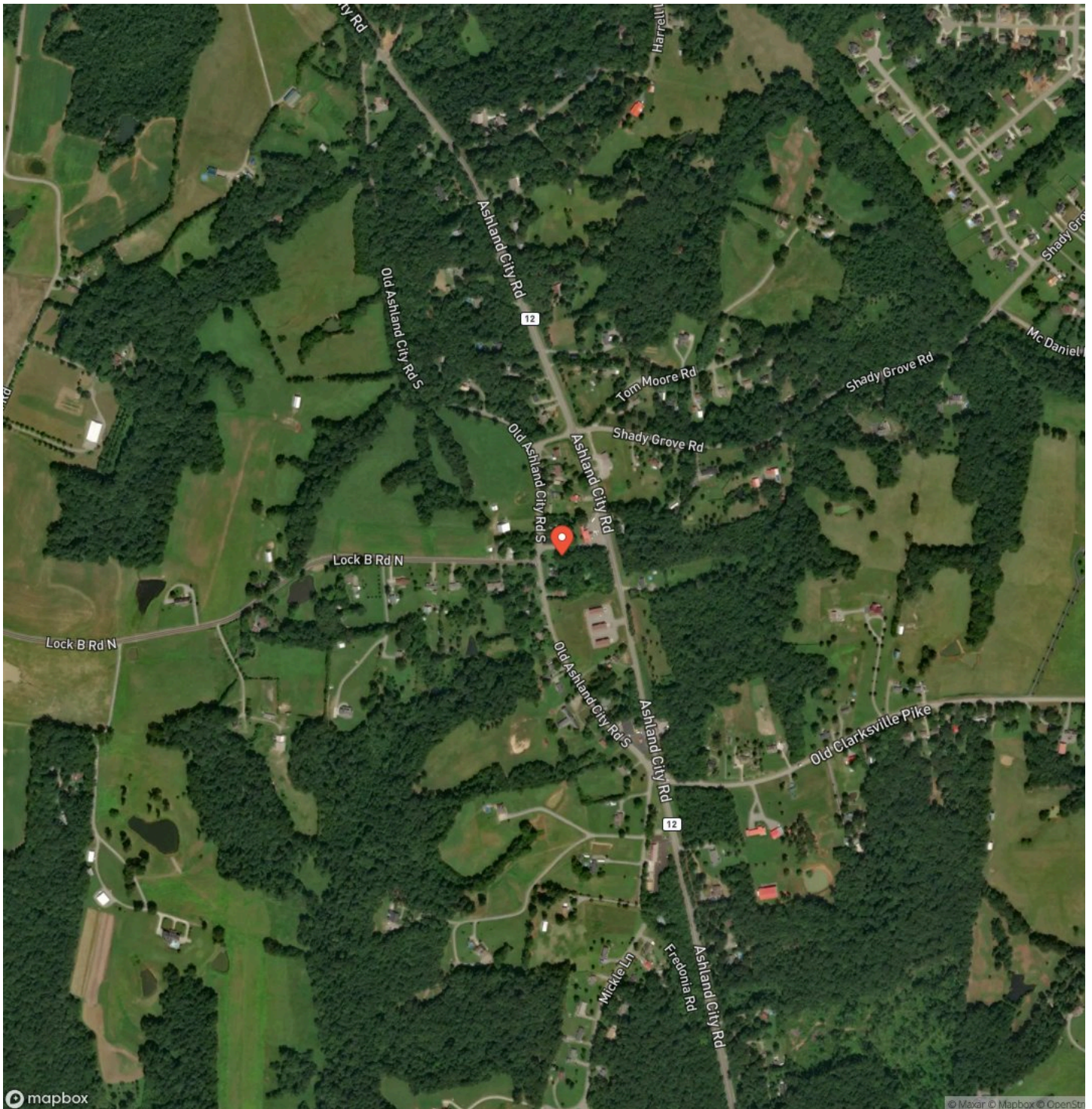


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Independence, KS 67301

NOTES

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.

MORE INFO ONLINE:

L2realtyinc.com

This image shows a single 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.



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