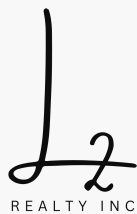


24 +/- Acres Tillable Investment with Development Potential
0000 Pratt Rd
Neodesha, KS 66757

\$97,200
24± Acres
Wilson County



MORE INFO ONLINE:

l2realtyinc.com

24 +/- Acres Tillable Investment with Development Potential Neodesha, KS / Wilson County

SUMMARY

Address

0000 Pratt Rd

City, State Zip

Neodesha, KS 66757

County

Wilson County

Type

Farms, Ranches, Undeveloped Land

Latitude / Longitude

37.458908 / -95.675727

Acreage

24

Price

\$97,200

Property Website

<https://l2realtyinc.com/property/24-acres-tillable-investment-with-development-potential-wilson-kansas/49711/>



24 +/- Acres Tillable Investment with Development Potential Neodesha, KS / Wilson County

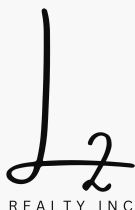
PROPERTY DESCRIPTION

Welcome to a rare investment opportunity in the heart of Wilson County, where 24 acres of prime land await savvy investors seeking a blend of income potential, starter investment advantages, and the promise of long-term appreciation. This property stands out as a unique entry point for investors, offering income-producing acres that form a solid foundation for a variety of agricultural activities. Whether you're a seasoned investor or exploring your first venture, the manageable size of this property makes it an ideal starter investment opportunity. Opportunities like this don't come around often, marking a rare appearance in the market that shouldn't be overlooked. Invest with confidence as this property provides secure returns, ensuring your investment stands as a stable and reliable asset. Position yourself for the future with a property that holds the promise of long-term appreciation, capitalizing on the growth potential of the Wilson County area. This 24-acre gem isn't just land; it's a strategic investment that combines income potential, rarity in the market, and the assurance of secure returns.

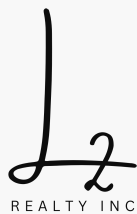
Located in Wilson County, near Neodesha makes this property interesting on multiple levels. It not often that a tillable tract of this size is available. Although it is currently used for farming it is not limited to that. It is within the Neodesha school district and it has the canvas for a new home build. Utilities are readily available and the proximity to town will allow for close access to the school and comforts of town. There is additional acreage available that includes access to the Verdigris River!

Give Matt Wonser a call at [620-330-7282](tel:620-330-7282) or email at mwonser@L2Realtyinc.com.

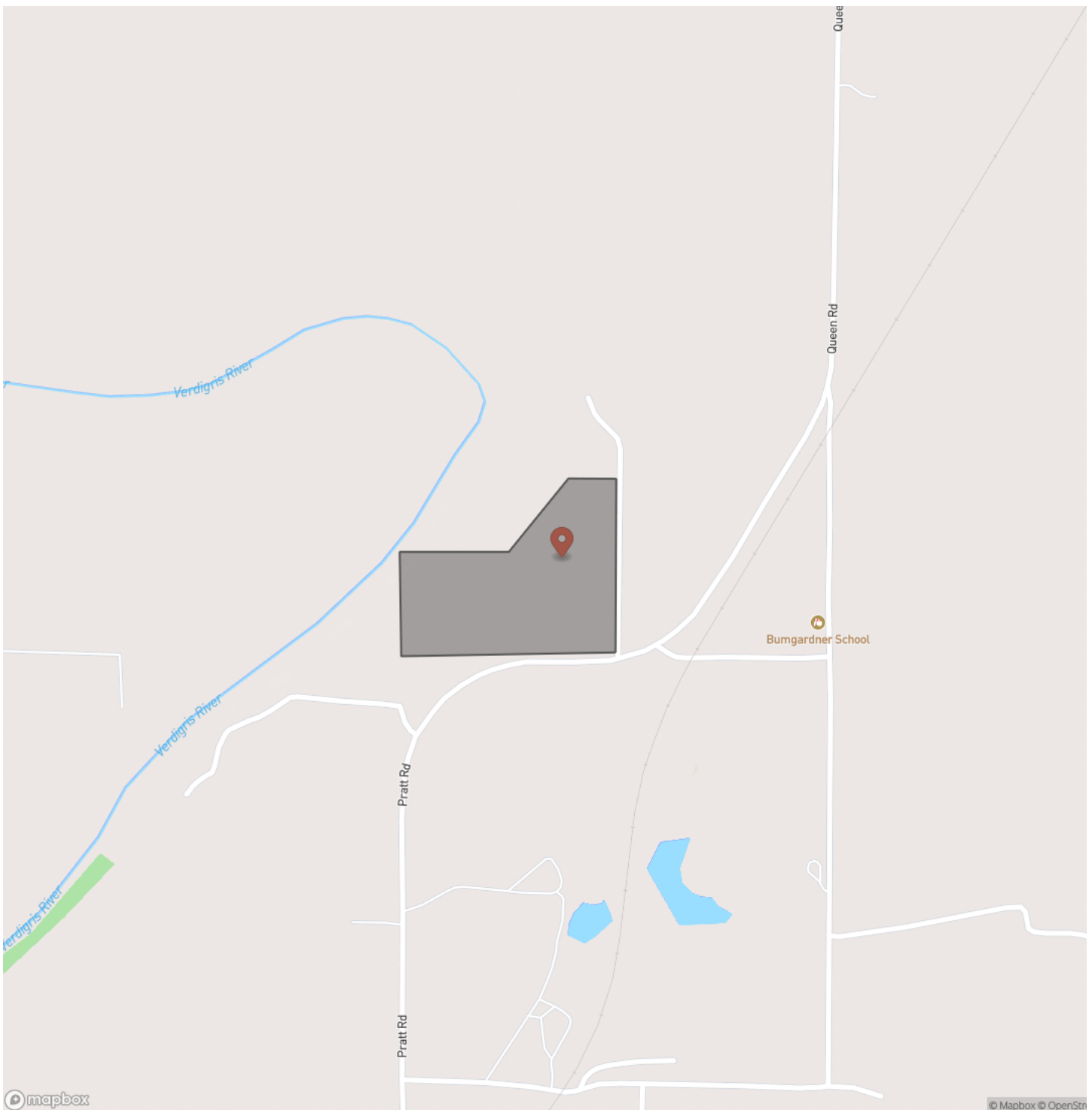
- **Income-Producing Acres:** Benefit from a high percentage of income-producing acres, ensuring a steady and reliable source of revenue, making this investment particularly attractive for those seeking financial stability.
- **Starter Investment Potential:** Small tillable tracts present an excellent entry point for investors, offering a manageable and accessible opportunity to start building a diversified portfolio in the lucrative realm of land investments.
- **Rare Market Appearance:** Seize the chance with this rare tract hitting the open market, presenting a unique and limited opportunity for investors to acquire a valuable piece of land that is not readily available.
- **Secure Returns:** Enjoy the peace of mind that comes with a safe investment, providing a stable and predictable return on investment. This aspect adds a layer of security for investors looking for a reliable and low-risk opportunity.
- **Long-Term Appreciation:** Position your investment for long-term success by capitalizing on the historical trend of land as an appreciating asset. Benefit from the enduring value and wealth-building potential that comes with holding onto this valuable resource over time.



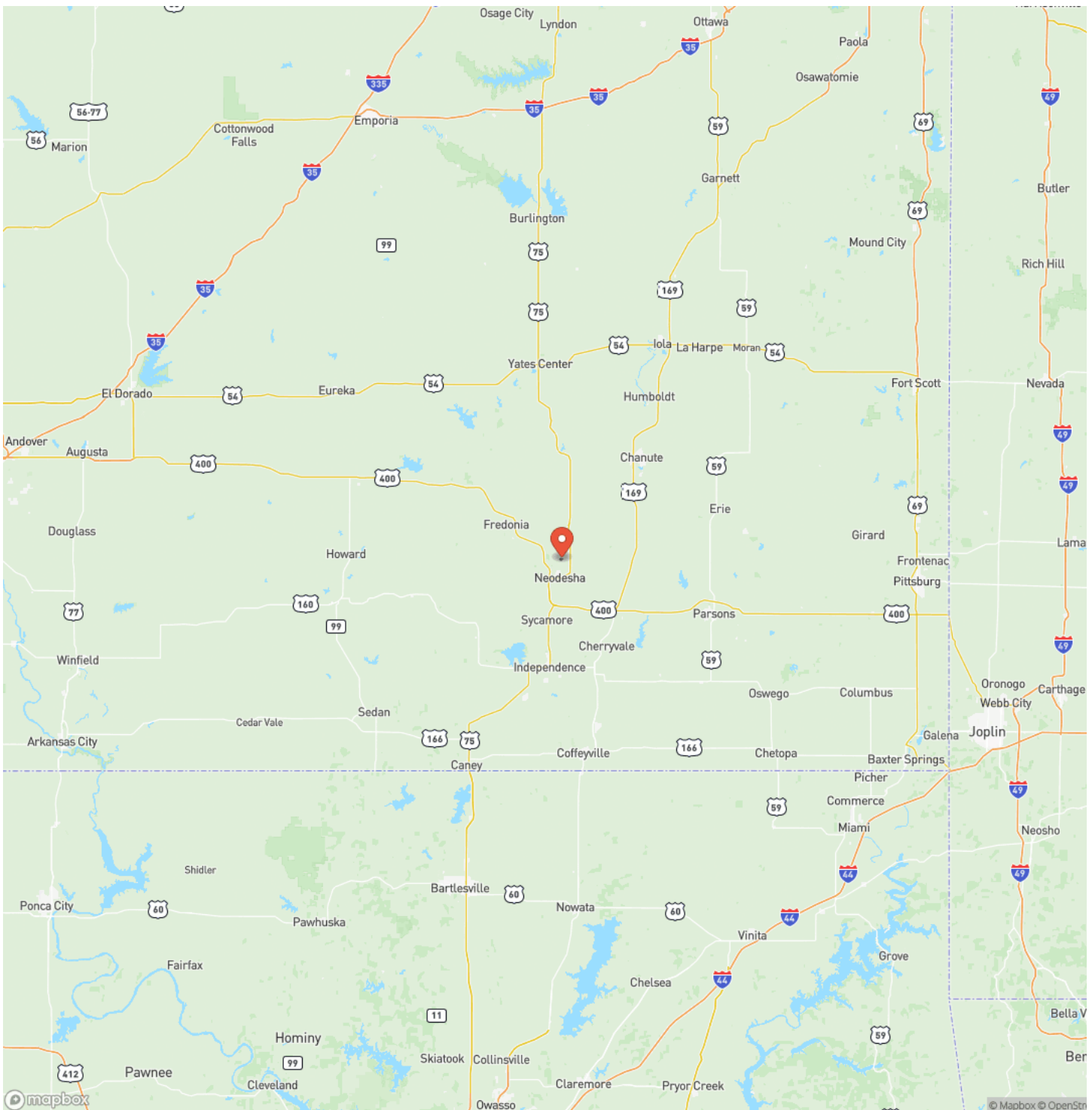
24 +/- Acres Tillable Investment with Development Potential
Neodesha, KS / Wilson County



Locator Map



Locator Map



Satellite Map



24 +/- Acres Tillable Investment with Development Potential

Neodesha, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

Mobile

(620) 330-7282

Office

(620) 577-4487

Email

mwonser@l2realtyinc.com

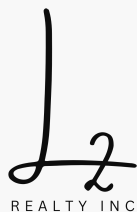
Address

4045B CR 3900

City / State / Zip

Independence, KS 67301

NOTES

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MORE INFO ONLINE:

l2realtyinc.com

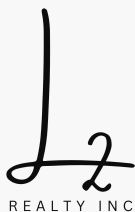
This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



L2 Realty, Inc - Land and Lifestyle Properties

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Independence, KS 67301

(620) 577-4487

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