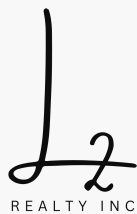


82.5 Acres Hay, Livestock, Hunt, and Fish
00000 K47 Hwy
Fredonia, KS 66736

\$288,750
83± Acres
Wilson County



MORE INFO ONLINE:

l2realtyinc.com

82.5 Acres Hay, Livestock, Hunt, and Fish Fredonia, KS / Wilson County

SUMMARY

Address

00000 K47 Hwy

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

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

Latitude / Longitude

37.527701 / -95.716576

Acreage

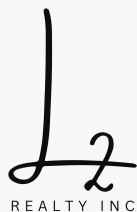
83

Price

\$288,750

Property Website

<https://l2realtyinc.com/property/82-5-acres-hay-livestock-hunt-and-fish-wilson-kansas/49349/>



82.5 Acres Hay, Livestock, Hunt, and Fish Fredonia, KS / Wilson County

PROPERTY DESCRIPTION

Discover the perfect blend of natural beauty and recreational opportunities on this remarkable property spanning 82.5 acres. A picturesque hay meadow invites the possibility of agricultural pursuits or provides an idyllic backdrop for a dream home. Boasting an extensive 2900 feet of Highway 47 frontage, accessibility is coupled with the tranquility of a 2350-foot winding creek, creating a scenic haven for outdoor enthusiasts. Whether you're an avid hunter or nature admirer, the property's thick brush, heavy cedars, and substantial elevation changes offer diverse habitats for deer and ducks, promising an unmatched wildlife experience.

Immerse yourself in the serene ambiance of a clear water pond, enhancing the landscape and providing opportunities for recreational activities such as fishing or duck hunting. The property's elevation changes not only offer breathtaking views but also create potential sites for a dream home that harmonizes with the natural surroundings. Picture yourself waking up to panoramic views, the sounds of nature, and the thrill of spotting deer in your own backyard.

For those with a passion for hunting, or livestock the expansive property, fortified with a new fence on the south and east sides, provides a secure and private environment. Whether it's tracking deer through the dense brush, waterfowl hunting on the pond, cutting hay in meadow or tending to livestock in the pasture, this property offers a haven for outdoor enthusiasts. Build your dream home amidst the charm of Southeast Kansas and create a lasting connection to nature. With a perfect balance of scenic beauty, recreational and livestock possibilities, and dream home potential, this property invites you to embark on a lifestyle where every day feels like a getaway.

Contact Matt Wonser for additional questions or to schedule a showing. [620-330-7282](tel:620-330-7282) or mwonser@L2Realtyinc.com

****11 Acre Hay Meadow:****

- Ideal for agricultural purposes, offering approximately 11 acres of open space for hay cultivation.

****2900 Feet of Highway 47 Frontage:****

- Strategic location with a substantial 2900 feet of frontage along Highway 47, providing excellent accessibility and visibility.
- Favorable for easy commutes to Fredonia, Neodeshas, or Chanute.

****2350 Feet of Creek:****

- Natural beauty enhanced by approximately 2350 feet of creek running through the property, creating a scenic and serene environment.
- Excellent wildlife habitat, and overall aesthetic appeal.

****Thick Brush and Heavy Cedars:****

- Diverse vegetation including thick brush and heavy cedars, contributing to ecological diversity and wildlife habitat.
- Offers great bedding cover for deer as well other small game.

****Clear Water Pond:****

- Features a clear water pond, enhancing the landscape and providing potential recreational opportunities.
- Attractive focal point for aesthetics and a potential water source for various uses including fishing, hunting, and livestock uses.

****Substantial Elevation Change:****

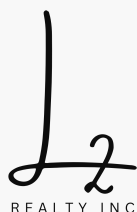
- Varied topography with substantial elevation changes, creating dynamic landscapes and scenic viewpoints.
- Aesthetic appeal and potential for building sites that take advantage of these breathtaking views.

****Potential Home Site:****

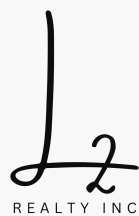
- Identified areas suitable for a potential home site, taking into account factors like views, accessibility, and utilities.
- Offers the opportunity to create a residence within a picturesque and well-planned setting.

****New Fence on the South and East Sides:****

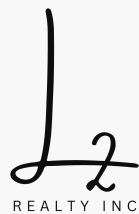
- Enhances property boundaries and Defines clear property lines.



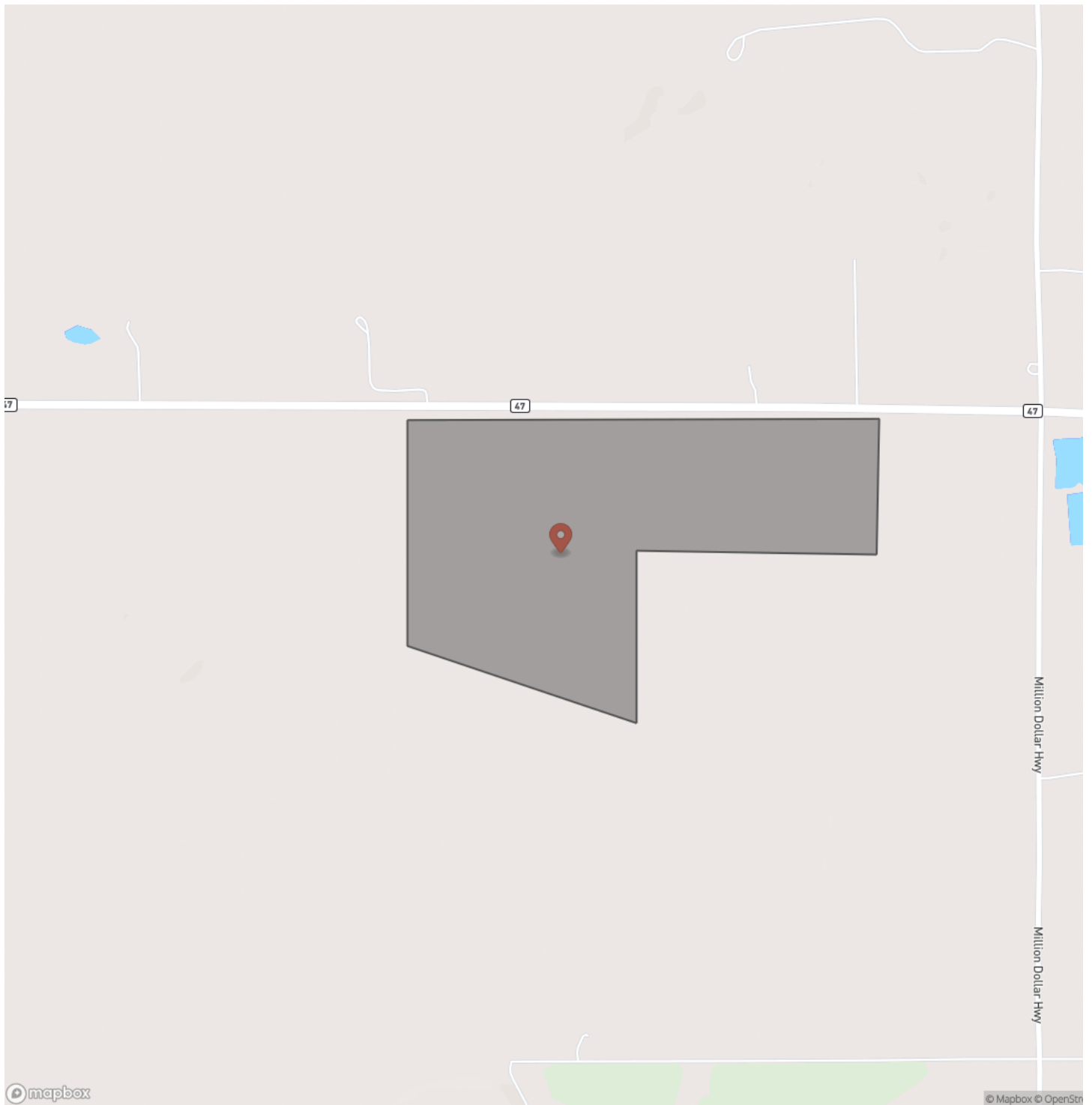
- Aesthetically pleasing, the new fence adds to the overall visual appeal of the property.



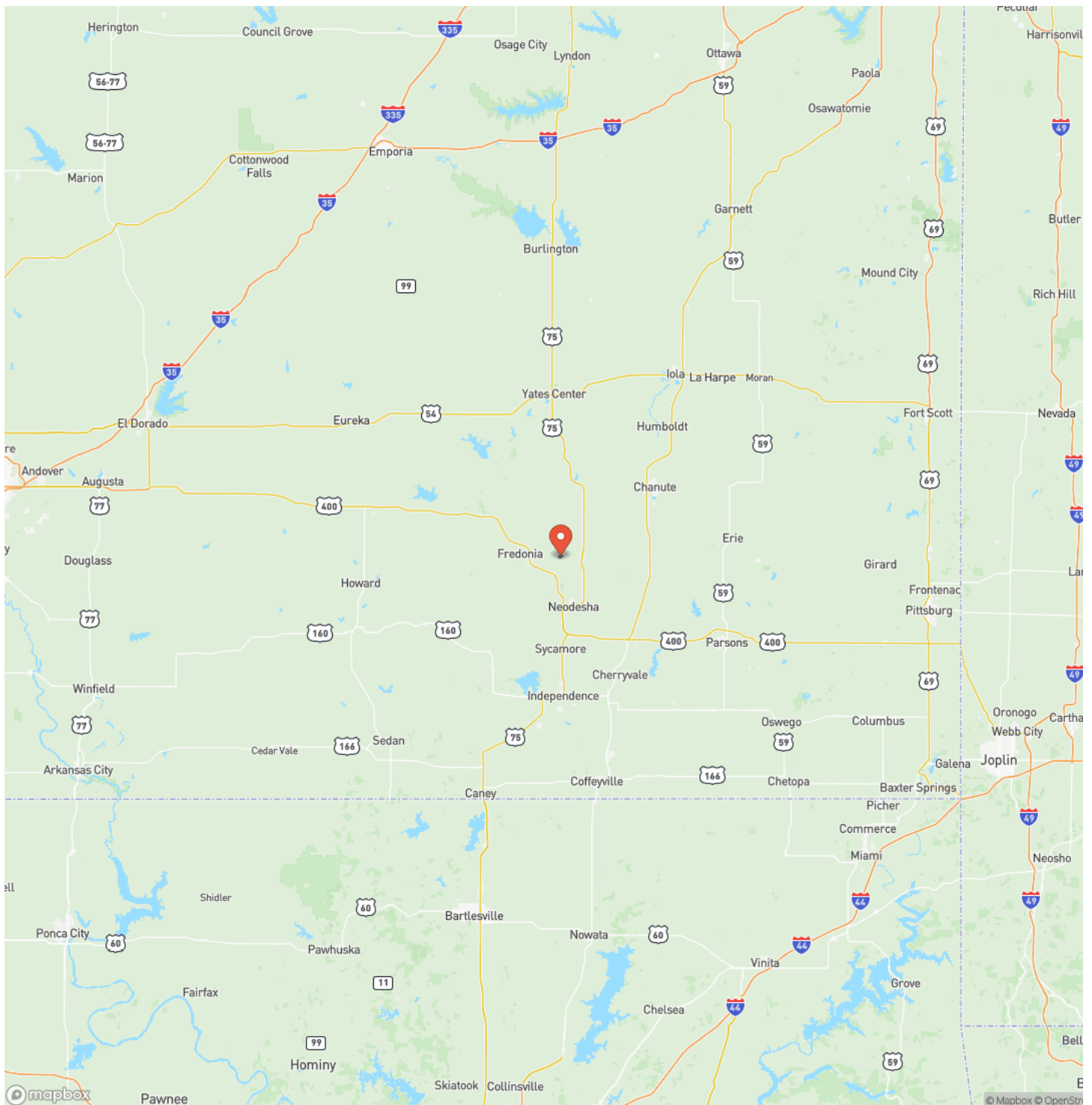
82.5 Acres Hay, Livestock, Hunt, and Fish
Fredonia, KS / Wilson County



Locator Map



Locator Map



82.5 Acres Hay, Livestock, Hunt, and Fish
Fredonia, KS / Wilson County

Satellite Map



82.5 Acres Hay, Livestock, Hunt, and Fish Fredonia, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

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(620) 330-7282

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(620) 577-4487

Email

mwonser@l2realtyinc.com

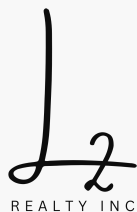
Address

4045B CR 3900

City / State / Zip

Independence, KS 67301

NOTES

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MORE INFO ONLINE:

l2realtyinc.com

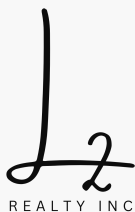
This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing. There are no margins, text, or other markings on the page.



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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