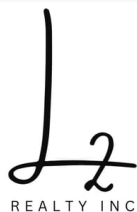


48 +/- Kansas Hunting Farm Featuring the Verdigris  
River  
0000 Pratt Rd  
Neodesha, KS 66757

**\$204,000**  
48± Acres  
Wilson County



**MORE INFO ONLINE:**

**L2realtyinc.com**

**48 +/- Kansas Hunting Farm Featuring the Verdigris River**  
**Neodesha, KS / Wilson County**

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**SUMMARY**

**Address**

0000 Pratt Rd

**City, State Zip**

Neodesha, KS 66757

**County**

Wilson County

**Type**

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land, Horse Property, Lot

**Latitude / Longitude**

37.462719 / -95.676676

**Acreage**

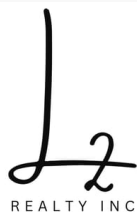
48

**Price**

\$204,000

**Property Website**

<https://l2realtyinc.com/property/48-kansas-hunting-farm-featuring-the-verdigris-river-wilson-kansas/49710/>



## 48 +/- Kansas Hunting Farm Featuring the Verdigris River Neodesha, KS / Wilson County

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### **PROPERTY DESCRIPTION**

This 48-acre farm near Neodesha, Kansas, is a hunter's paradise with a rich history of big deer, making it a dream for outdoor enthusiasts. The property comes with easy access to the scenic Verdigris River, offering a tranquil setting for fishing or just enjoying nature. With utilities readily available, it's a prime spot to build your dream home or cabin, providing both convenience and the charm of rural living. Close to Neodesha, this farm strikes the perfect balance between seclusion and accessibility, making it an ideal retreat for those seeking a combination of recreational opportunities and a potential homestead in the heart of nature.

This property in Southeast Kansas is graced by the Verdigris River, a scenic waterway that adds a special touch to the property. A tributary of the Arkansas River, this river flows gently through the land, creating a serene backdrop. It's a fishing paradise, with Toronto Lake upriver providing fantastic fishing opportunities. Imagine casting your line into the clear waters surrounded by the natural beauty of the area. Whether you're into fishing, relaxing by the water, or simply enjoying the outdoors, the Verdigris River makes this property a unique and haven for those seeking a slice of nature's beauty in their backyard.

Beyond its recreational offerings, this 48-acre gem presents the chance to turn dreams into reality with the potential to build your dream home. Whether you envision a cozy cabin retreat or a spacious family residence, the vast expanse of land provides the canvas for your architectural aspirations. Imagine waking up to the sound of the river flowing and the sight of nature's beauty every day.

Part of the charm of this 48-acre farm is a dedicated portion featuring an exterior fence and a pond, making it an ideal setup for livestock enthusiasts. The fenced area not only provides security but also ensures a designated space for grazing and roaming. The presence of a pond further enhances the practicality for livestock, offering a convenient water source. Whether you're considering keeping horses, cattle, or other animals, this thoughtfully fenced and pond-equipped section of the property adds versatility, making it an excellent opportunity for those looking to embrace the agrarian lifestyle while enjoying the overall beauty and amenities this farm has to offer.

In summary, this 48-acre recreational property in Southeast Kansas is a rare find, offering the perfect blend of natural beauty, exciting hunting opportunities, and the potential to build the home of your dreams. Whether you're seeking a weekend retreat or a permanent residence, this property invites you to immerse yourself in the serenity of rural living while enjoying the diverse recreational activities it has to offer.

1. **\*\*Verdegris River Access:\*\***

- Prime access to the picturesque Verdegris River, providing an unparalleled opportunity for water enthusiasts and nature lovers.
- Ideal for recreational activities such as kayaking, canoeing, and fishing.

2. **\*\*Tributary Creek:\*\***

- Tributary Creek enhances the property's charm, offering serene surroundings and potential for various outdoor pursuits.

3. **\*\*Big Deer History:\*\***

- A rich history of Big Deer sightings, creating an appealing prospect for wildlife enthusiasts and hunters seeking a unique experience.

4. **\*\*Fishing, Bow Fishing, and Duck Hunting Opportunities:\*\***

- Diverse opportunities for fishing enthusiasts, with options for both traditional fishing and bow fishing along the river.
- Excellent duck hunting prospects, making it a haven for waterfowl enthusiasts.

5. **\*\*Two Ponds:\*\***

- Dual ponds on the property, providing additional recreational options and a scenic landscape that enhances the overall appeal.

6. **\*\*Secluded:\*\***

- Enjoy privacy and tranquility in a secluded setting, providing a retreat from the hustle and bustle of city life.

7. **\*\*Utilities Nearby:\*\***

- Convenience meets nature, as essential utilities are readily available nearby, ensuring a comfortable living experience.



8. **Mature Timber:**

- The property boasts mature timber, not only enhancing its aesthetic value but also presenting potential economic benefits.

9. **Fenced Pasture:**

- Fenced pasture areas provide an ideal space for livestock or agriculture, adding versatility to the property's potential uses.

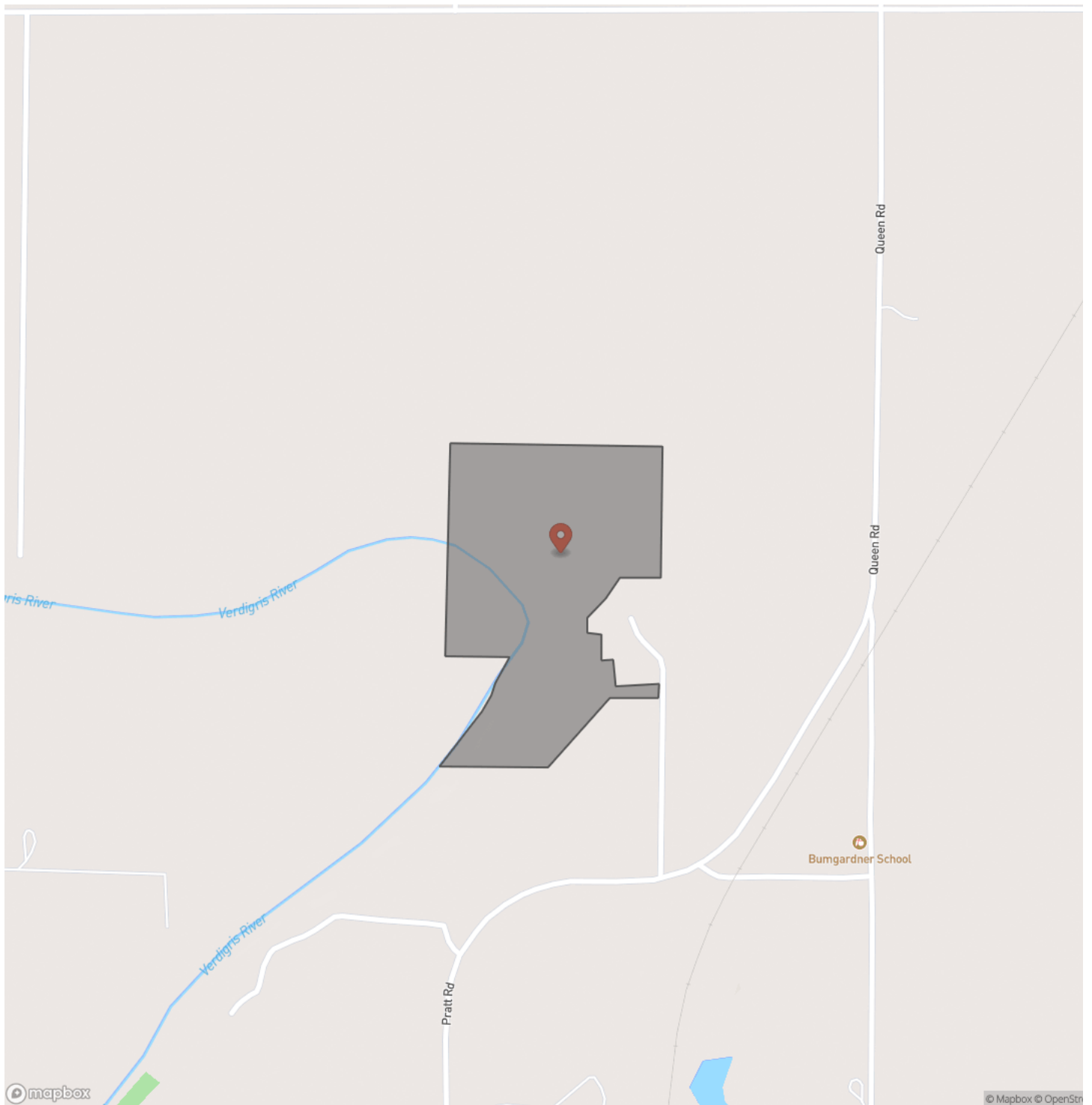




48 +/- Kansas Hunting Farm Featuring the Verdigris River  
Neodesha, KS / Wilson County

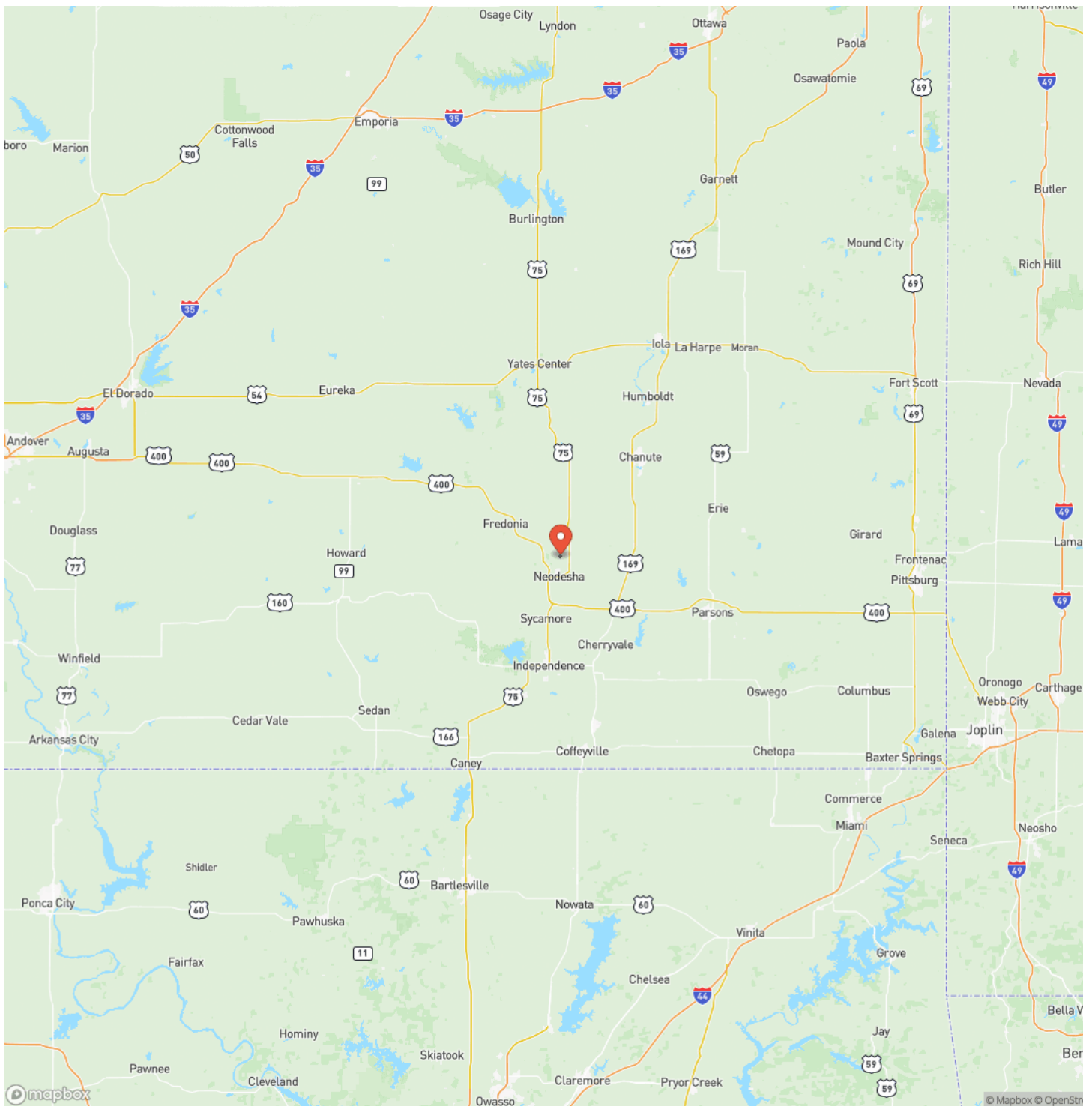


## Locator Map





## Locator Map



## Satellite Map





## 48 +/- Kansas Hunting Farm Featuring the Verdigris River 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

[illegible]

**MORE INFO ONLINE:**

**L2realtyinc.com**

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## **DISCLAIMERS**

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

**4045B CR 3900**

**Independence, KS 67301**

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