

80 +/- Acre Creek Bottom Tillable Field Wilson County,
Ks
0 800 Rd
Fredonia, KS 66736

\$408,000
80± Acres
Wilson County



**80 +/- Acre Creek Bottom Tillable Field Wilson County, Ks
Fredonia, KS / Wilson County**

SUMMARY

Address

0 800 Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.488562 / -95.877243

Acreage

80

Price

\$408,000

Property Website

<https://l2realtyinc.com/property/80-acre-creek-bottom-tillable-field-wilson-county-ks-wilson-kansas/49713/>



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PROPERTY DESCRIPTION

The strategic location of Creek Bottom in Wilson County, situated southwest of Fredonia, presents a compelling investment opportunity. This area's geographical positioning offers distinct advantages for agriculture.. The proximity to Fredonia enhances accessibility to essential amenities and services, contributing to the overall convenience of the location. The creek bottom geography signifies fertile soil and favorable conditions for agriculture, making it an appealing choice for agricultural investments. The strategic placement within Wilson County positions this farm in a highly competitive farming community, as a noteworthy locale for investors seeking the potential for long-term appreciation and diversified land-use opportunities.

Significant strides have been made in enhancing the productivity of this farm through dedicated efforts in waterway cleanup and the installation of tile drainage. The cleanup initiative addressed environmental considerations, ensuring that waterways are free from debris and facilitating improved water quality. This not only promotes sustainable land management but also contributes to the overall health of the soil. In parallel, the implementation of tile drainage has been a transformative measure, optimizing soil drainage and reducing the risk of waterlogging. These strategic improvements have resulted in a more resilient and productive agricultural environment, fostering optimal conditions for crop growth. The commitment to efficient water management not only fortifies the farm against weather-related challenges but also lays the foundation for all farming practices. The culmination of these efforts reflects a dedication to maximizing yields, promoting soil health, and ensuring the long-term sustainability of the farm.

Investing in agriculture offers a strategic opportunity for diversification, as it plays a vital role in providing food for the growing global population. With the demand for agricultural products steadily increasing alongside population growth, agricultural investments provide a hedge against traditional market fluctuations. The sector's stability and resilience, driven by the constant need for food, make it an appealing choice, while technological advancements such as precision farming contribute to improved efficiency. Opting for farmland as an investment aligns with the principles of both safety and long-term appreciation. Farmland investment offers stability as it is less prone to market volatility compared to some traditional investments. The inherent value of agricultural land is tied to its productive capacity, providing a tangible and essential asset. Farmland tends to appreciate over the long term, driven by the increasing global demand for food and the limited availability of arable land. Investing in prime agricultural land allows for diversification, with the potential for steady income from leasing the land to farmers. Additionally, farmland benefits from its inherent value as a finite resource, and sustainable farming practices can further enhance its long-term appreciation potential. This investment option combines safety, given the stability of the agriculture sector, with the prospect of sustained growth, making farmland an attractive choice for those seeking a secure and appreciating asset over the years.

Contact Matt Wonser to schedule a showing [620-330-7282](tel:620-330-7282) or mwonser@L2realtyinc.com.

- **Prime Agricultural Investment:** Acquire 80+/- acres of tillable land, offering a lucrative opportunity for income generation through agriculture.
- **High-Quality Soil Composition:** Benefit from the rich Lanton and Verdigris soils, ensuring optimal conditions for various crops and sustainable farming practices.
- **Waterway Enhancement:** Enhance productivity by strategically removing trees from waterways, improving the overall efficiency of the land.
- **Drainage Infrastructure:** Enjoy the advantage of installed tile drainage, a key feature that optimizes water management and minimizes the risk of water-related issues.
- **Stable Returns:** This investment promises a secure and consistent income stream, making it a safe choice for investors seeking reliable returns in the agricultural sector.
- **Long-Term Appreciation:** Position yourself for success with a property that not only generates income but also appreciates over the long term, offering a dual benefit of stability and growth.
- **Strategic Location:** Situated in Wilson County, Kansas, particularly in Fredonia, this property benefits from a strategic location, adding to its appeal and potential value.
- **Safe Investment:** With its combination of income-producing capabilities, soil quality, and strategic location, this land represents a safe and reliable investment in the agricultural sector.
- **Diversification Opportunity:** Diversify your investment portfolio by adding a tangible, land-based asset that aligns with long-term wealth-building strategies.

MORE INFO ONLINE:

L2realtyinc.com

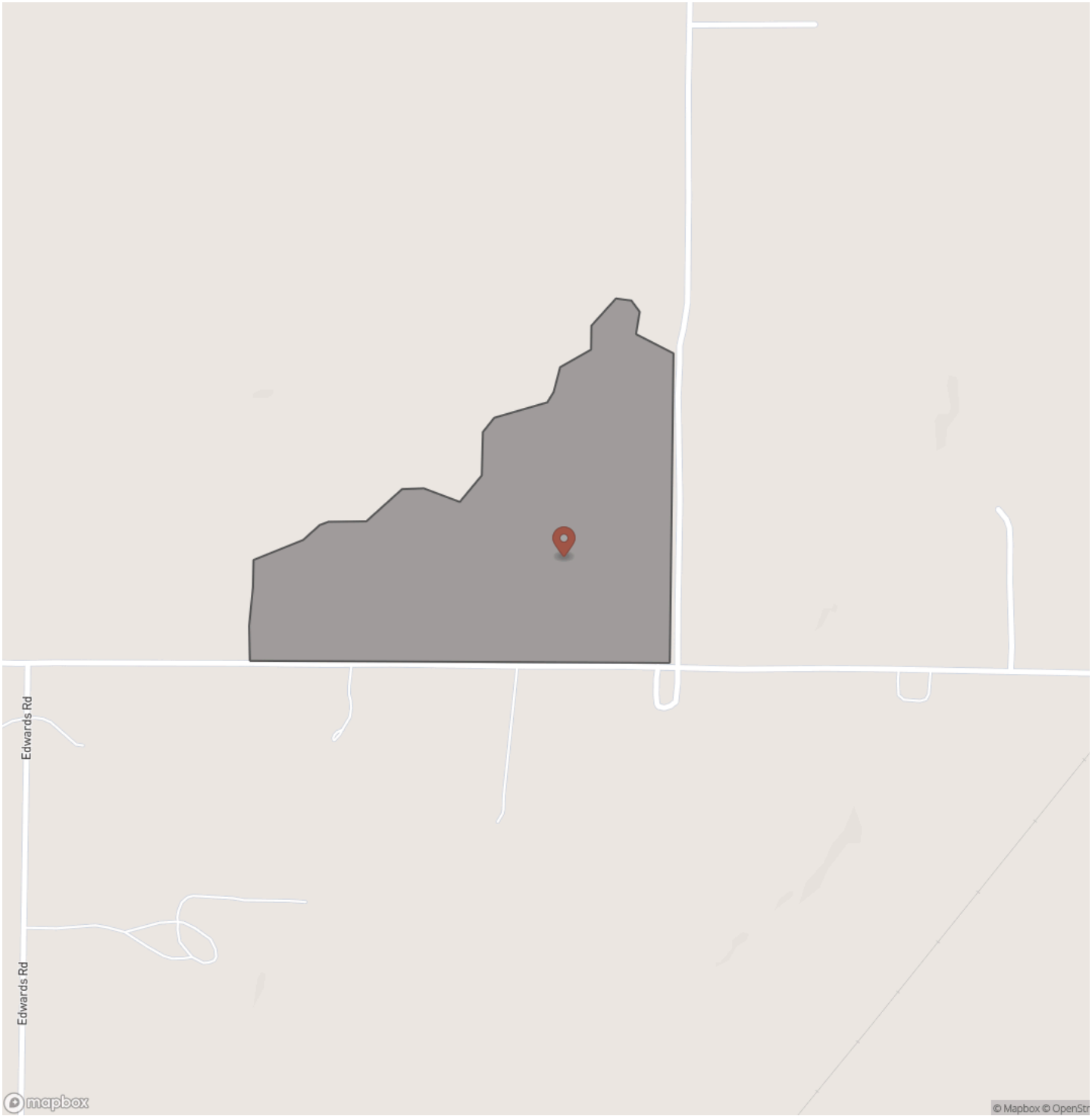
- **Community and Economic Impact:** Contribute to the local economy and community development by investing in a property that supports agriculture practices in Wilson County, Kansas.



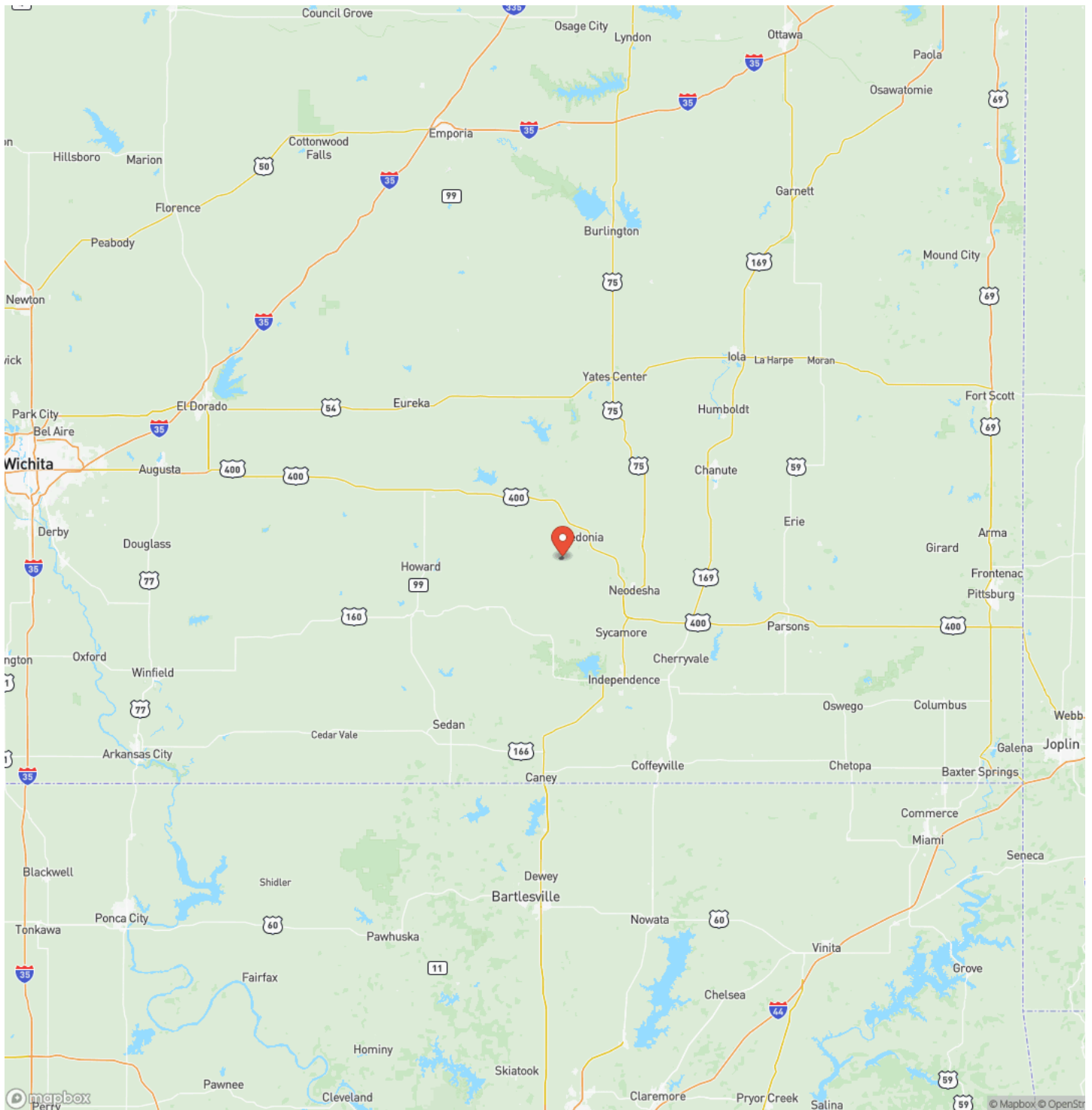
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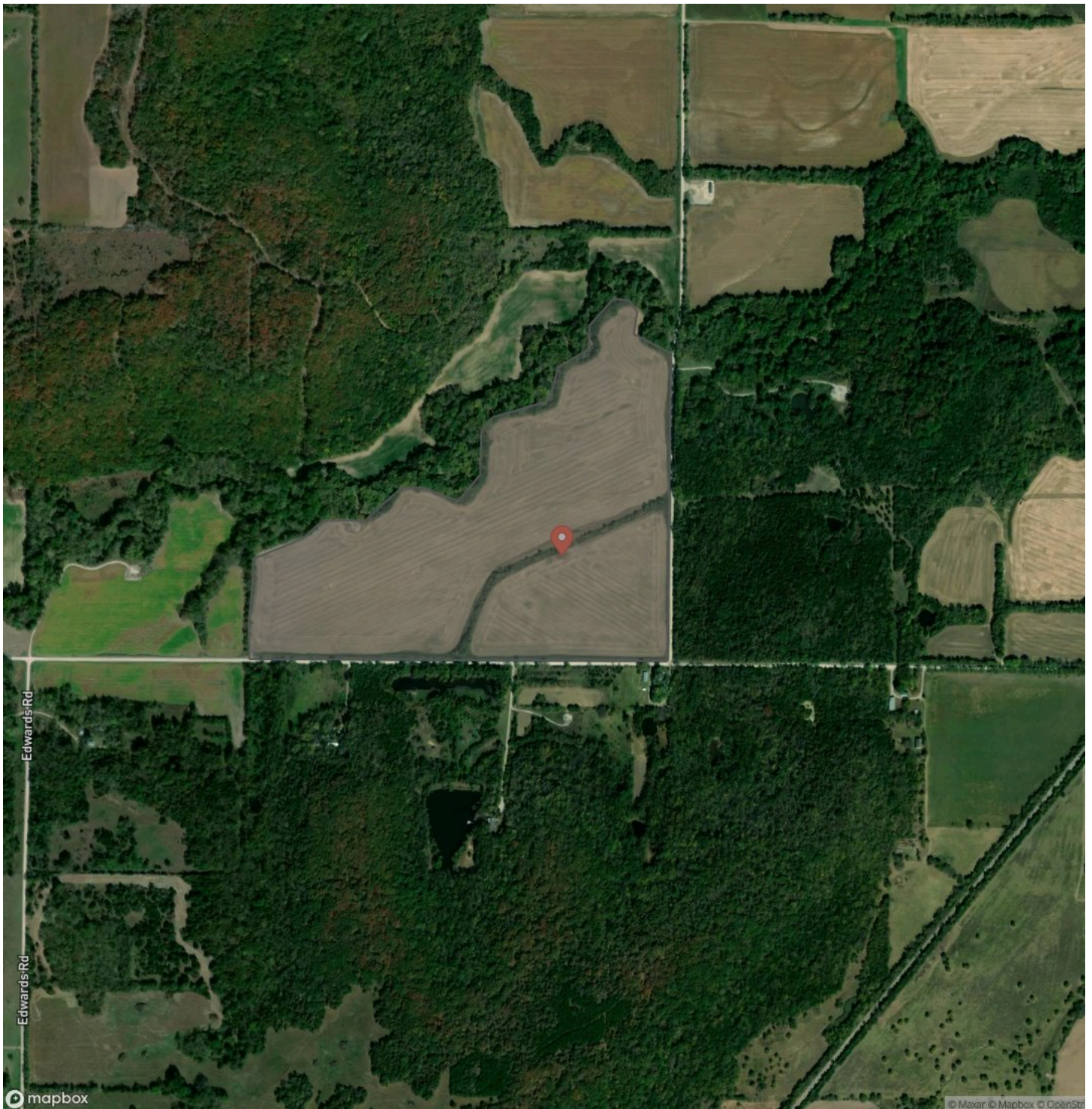
Locator Map



Locator Map



Satellite Map



**80 +/- Acre Creek Bottom Tillable Field Wilson County, Ks
Fredonia, KS / Wilson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Wonser

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Email

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Address

4045B CR 3900

City / State / Zip

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

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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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