

Verdigris River Tillable and Hunting Auction
0000 700 & 800 Rd
Neodesha, KS 66757

\$1
157.500± Acres
Wilson County



Verdigris River Tillable and Hunting Auction

Neodesha, KS / Wilson County

SUMMARY

Address

0000 700 & 800 Rd

City, State Zip

Neodesha, KS 66757

County

Wilson County

Type

Farms, Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

37.490787 / -95.667442

Acreage

157.500

Price

\$1

Property Website

<https://l2realtyinc.com/property/verdigris-river-tillable-and-hunting-auction-wilson-kansas/98434/>



Verdigris River Tillable and Hunting Auction

Neodesha, KS / Wilson County

PROPERTY DESCRIPTION

LIVE AND ONLINE AUCTION

PROPERTIES: 133.5+/- and 24+/- Acres in Wilson County, Kansas near Neodesha

AUCTION DATE: March 24th, 2026 at 6 PM Central

AUCTION LOCATION: The Venue at 1200 N 2nd St, Fredonia, KS 66736

On behalf of the Botts Family, L2 Realty introduces an exceptional opportunity to purchase two outstanding properties in Wilson County. Positioned on the Verdigris River corridor just north of Neodesha and south of Altoona, less than a mile from HWY-75, and only a few miles from US-400 which is a major east/west route through southern Kansas. Buyers will have two distinct options: a highly investable 133.5± acre farm with meaningful timber and river frontage, and a 24± acre "small-acreage" Verdigris River tract that checks the boxes for affordability, productivity, and recreation.

TRACT 1 - 133.5± Acres | Verdigris River Frontage + Timber Block + Investable Tillable

Verdigris River Frontage & Water Features

This tract anchors itself with Verdigris River frontage along the north end, providing a feature that's hard to replicate including year-round water, natural travel corridors, summer recreation, and the kind of habitat that makes farms hunt bigger than they look. In addition to the river, a waterway runs through the southern two-thirds of the tillable ground. This creates a natural funnel connecting bedding areas, where you can expect rubs, scrapes, and rut travel year after year.

Tillable Value & Production Upside

At its core, this is a strong tillable investment farm with long, straight stretches that are easy to operate and attractive to both farmers and land investors. The 114+/- tillable acres offer an average NCCPI of 60.1 with Class 2 and 3 soils. The layout supports efficient equipment work, clean field edges, and strong rental appeal-while still offering hunting value you don't typically get on a "pure dirt" farm.

Soils / NCCPI / Acres:

- Tillable acres: 114+/-
- Dominant soils: Class 2 & 3 silt loams
- Avg. NCCPI: 60.1

Timber, Bluff, Habitat & Hunting

The recreational bonus is legitimate. You've got a nice block of hardwood timber built for deer bedding and daylight movement, plus a rock bluff on the far end that gives this farm a truly unique "legacy land" feel. Excellent for exploring, glassing, and creating memories. The river timber and internal waterway connect habitat, making it easy to identify funnels, crossings, and staging areas.

Nonresident Buyer Note: In Kansas, land ownership can create additional hunting permit opportunities. This tract will qualify for one nonresident landowner deer tag.

Wildlife Management Potential

This tract also offers an optional "value add" path: if a buyer wanted to lean into wildlife, select areas of tillable could be converted into native grasses, early successional cover, and strategically-located food plots turning an already-strong farm into high-performance whitetail habitat without giving up the investment fundamentals.



River Frontage & Small-Acreage Recreation

This is the tract that opens the door for nearly any buyer. With Verdigris River frontage and a timber strip along the river, it offers real deer travel with trails, sign, and a natural corridor that makes 24 acres feel like more. It's the ideal blend of high-quality dirt plus "after-work hunting" potential.

Soils & Productivity

The headline here is extremely high-quality Verdigris silt loam, the kind of soil that has a reputation for strong yields and consistent performance. The 18+/- tillable acres offer an average NCCPI of 87 with Class 2 Verdigris silt loam. Because it's a smaller tract, the total purchase price stays approachable while still delivering serious productivity per acre.

Soils / NCCPI (Insert):

- Dominant soils: Verdigris silt loam
- Avg. NCCPI: 87
- Tillable acres: 18+/-

The Big Advantage: Low Entry Price + High Utility

This tract is perfect for:

- First-time land buyers wanting productive ground
- Investors wanting a smaller, manageable acquisition
- Local hunters wanting private river access and deer sign
- Anyone wanting a "do-it-all" small farm with real upside

Location & Area Amenities

This auction is positioned in a highly convenient part of southeast Kansas. North of Neodesha and south of Altoona, less than a mile off HWY-75, and a few miles from US-400 creating quick access and easy logistics.

Nearby conveniences include:

- Medical: Wilson Medical Center in Neodesha provides local hospital/ER access.
- Food & Dining: Neodesha and Fredonia have well-known local stops and everyday options like Subway, Sonic, and Pizza Hut.
- Fuel & Essentials: In-town convenience options like Casey's, Pete's, Dollar General and other local groceries.
- Additional recreation nearby:
 - Cross Timbers State Park / Toronto Reservoir: in the Verdigris River Valley with camping, boating, trails.
 - Elk City Lake near Independence: popular for fishing, boating, and outdoor recreation; plus the Elk City Wildlife Area region for broader outdoor opportunity.
 - Fall River Lake: a regional recreation draw with fishing and hunting opportunities.

This auction provides purchase opportunities for two unique, valuable tracts. Create your land legacy! Please call or email the listing agent, Tyler Gentry, at [\(316\) 751-6528](tel:3167516528) or tgentry@L2realtyinc.com to set up your private showing of this property!

TERMS: Online bidding will open at 10 AM on March 20th, 2026 and the live auction will start at 6pm on March 24th, 2026. Bidding will be conducted in-person, online, or by phone. Bids will be placed by the acre. Final sales prices will be calculated 133.5 and 24 times the final bid. There will be a 10% buyer's premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50



between the seller and buyer. The property is selling subject to a reserve. Bids submitted shall be "firm bids" available for sellers' acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding. Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to the seller's agent within 24 hours of the close of the auction. The earnest money deposit in the amount of 10% of the final sales price will be tendered to Security 1st Title within five (5) days of notification and acceptance. Remaining balance due at the time of closing. Closing will be conducted on or before April 24th, 2026. Possession on the tillable portions will occur after harvest of the 2026 summer crop. Buyer to take over the crop share agreement with the 2026 tenant. Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included. Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only. Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties. All terms announced the day of the auction will take precedence over any other advertising.



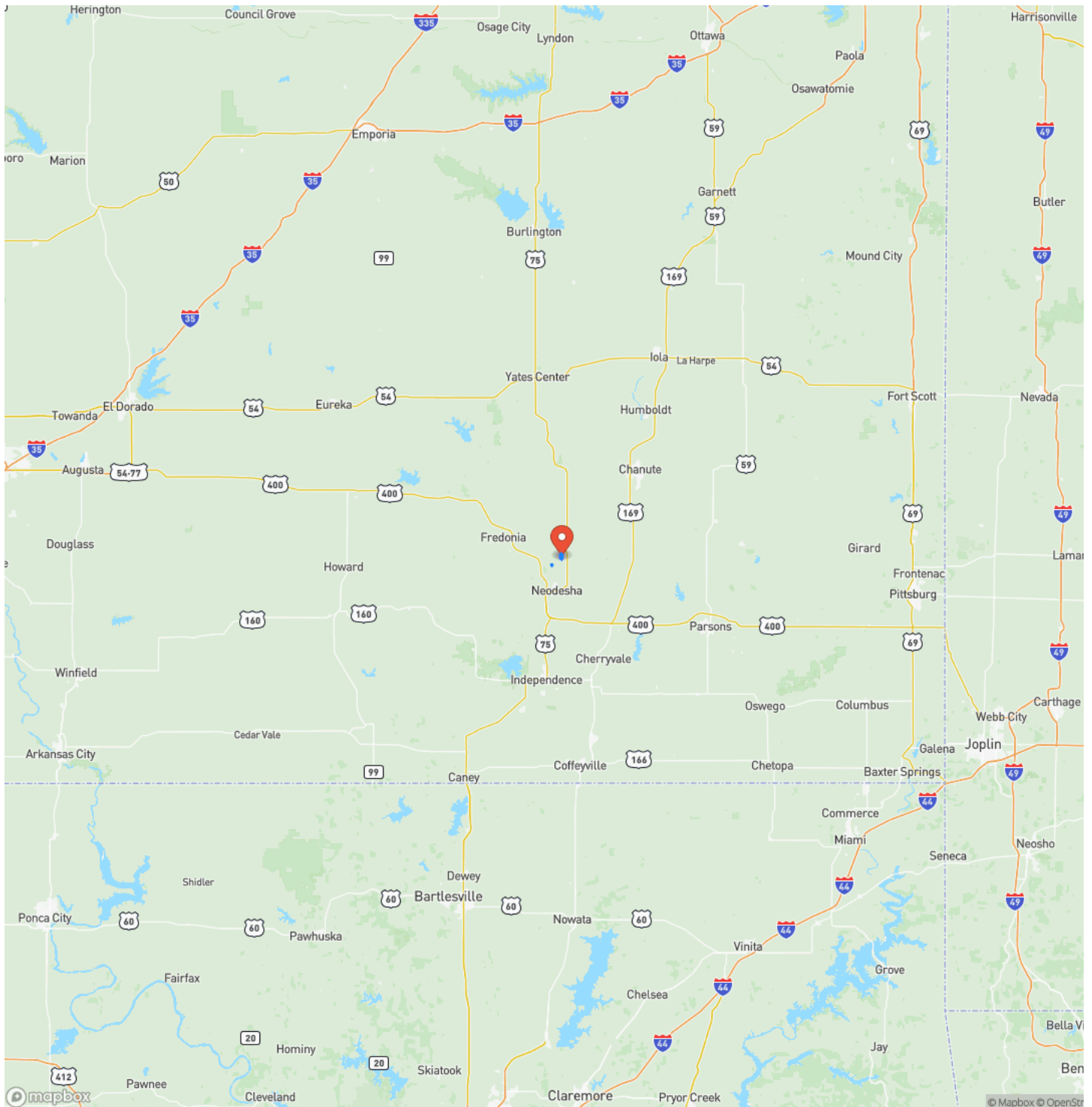
Verdigris River Tillable and Hunting Auction
Neodesha, KS / Wilson County



Locator Map



Locator Map



Satellite Map



Verdigris River Tillable and Hunting Auction

Neodesha, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

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.

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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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