

Verdigris River Tillable and Hunting Auction: Tract 2  
0000 700 & 800 Rd  
Neodesha, KS 66757

**\$1**  
24± Acres  
Wilson County



## Verdigris River Tillable and Hunting Auction: Tract 2 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

37.473426 / -95.693811

#### Acreage

24

#### Price

\$1

#### Property Website

<https://l2realtyinc.com/property/verdigris-river-tillable-and-hunting-auction-tract-2-wilson-kansas/98440/>





## Verdigris River Tillable and Hunting Auction: Tract 2

### Neodesha, KS / Wilson County

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#### **PROPERTY DESCRIPTION**

\*LIVE AND ONLINE AUCTION\*

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

AUCTION DATE: March 24<sup>th</sup>, 2026 at 6 PM Central

AUCTION LOCATION: The Venue at 1200 N 2<sup>nd</sup> 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 2 - 24± Acres | Affordable Verdigris River Farm + Elite Soil + Bonus Hunting

#### **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

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#### **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.

**MORE INFO ONLINE:**

**L2realtyinc.com**

- 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](mailto:tgentry@L2realtyinc.com) to set up your private showing of this property!

TERMS: Online bidding will open at 10 AM on March 20<sup>th</sup>, 2026 and the live auction will start at 6pm on March 24<sup>th</sup>, 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 24<sup>th</sup>, 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.



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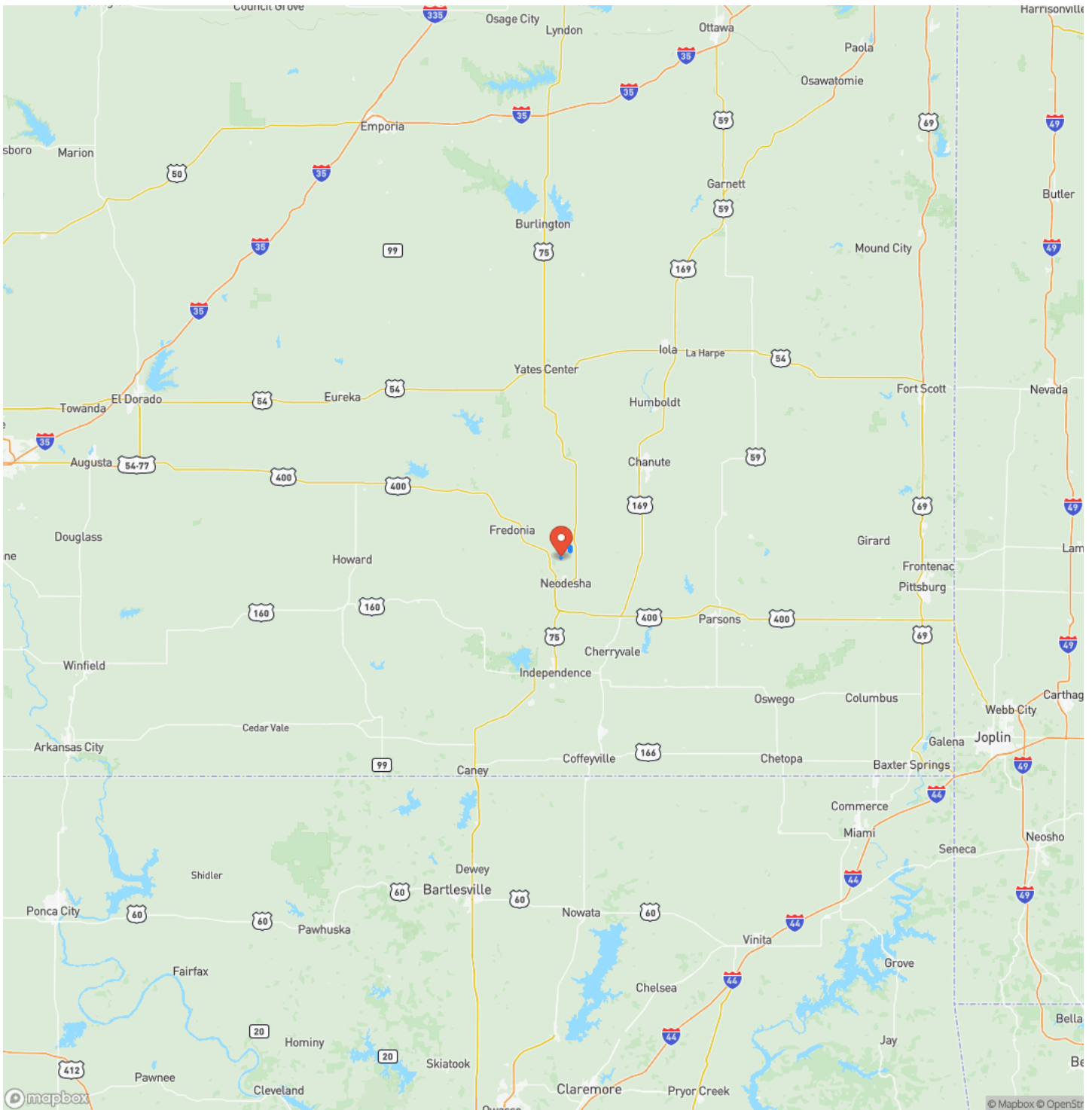


## Locator Map





## Locator Map



## Satellite Map





## Verdigris River Tillable and Hunting Auction: Tract 2 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

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## 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.



**L2realtyinc.com**

## **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.





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