

470a Hunting land w Draws and Timber- Wilson Co
0000 2300 Rd
Fredonia, KS 66736

\$1,504,000
470± Acres
Wilson County



**470a Hunting land w Draws and Timber- Wilson Co
Fredonia, KS / Wilson County**

SUMMARY

Address

0000 2300 Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

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

Latitude / Longitude

37.687588 / -95.802079

Acreage

470

Price

\$1,504,000

Property Website

<https://l2realtyinc.com/property/470a-hunting-land-w-draws-and-timber-wilson-co-wilson-kansas/81356/>



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PROPERTY DESCRIPTION

470± Acres • Wilson County, KS — Multi-Use Property with Views, Water, Grass & Wildlife

Nestled in northwest Wilson County just north of Fredonia, this 470± acre tract offers a rare combination of agricultural productivity, recreational potential, and buildable views.

This versatile property features gently rolling native grass pastures, excellent five-wire perimeter fencing, and one cross fence for rotational grazing. With six ponds spread across the land, water is readily available for cattle and wildlife alike. From an ag perspective, it's hard to beat the grazing setup here.

Recreational buyers will appreciate the diverse habitat, mature oak, pecan, and walnut trees, and wooded draws that naturally funnel deer and other wildlife through the property. There's ample space to establish food plots, and the quiet, rarely maintained county road on the east provides low-traffic access ideal for privacy and hunting. If someone was hunting on the north end of the farm it feels like miles away from the someone hunting on the south end. The topography makes this place hunt bigger than just 470 acres. Tree stand and box blind locations are around every corner.

This tract also offers excellent potential for a future homesite, with sweeping views and electricity running along the road. It seems in any direction you look from the property you can not see another house. While rural water is available nearby on the south side, it does not currently reach the property line—buyers can inquire with the water district about extending service.

Whether you're looking for productive pastureland, a private retreat, or a long-term investment, this Wilson County gem can do it all.

Contact **Liz Hendricks** [620-330-2438](tel:620-330-2438) or **Andrew Kattenberg** [620-313-0783](tel:620-313-0783) with **L2 Realty** today to schedule a tour.

+10 miles North of Fredonia

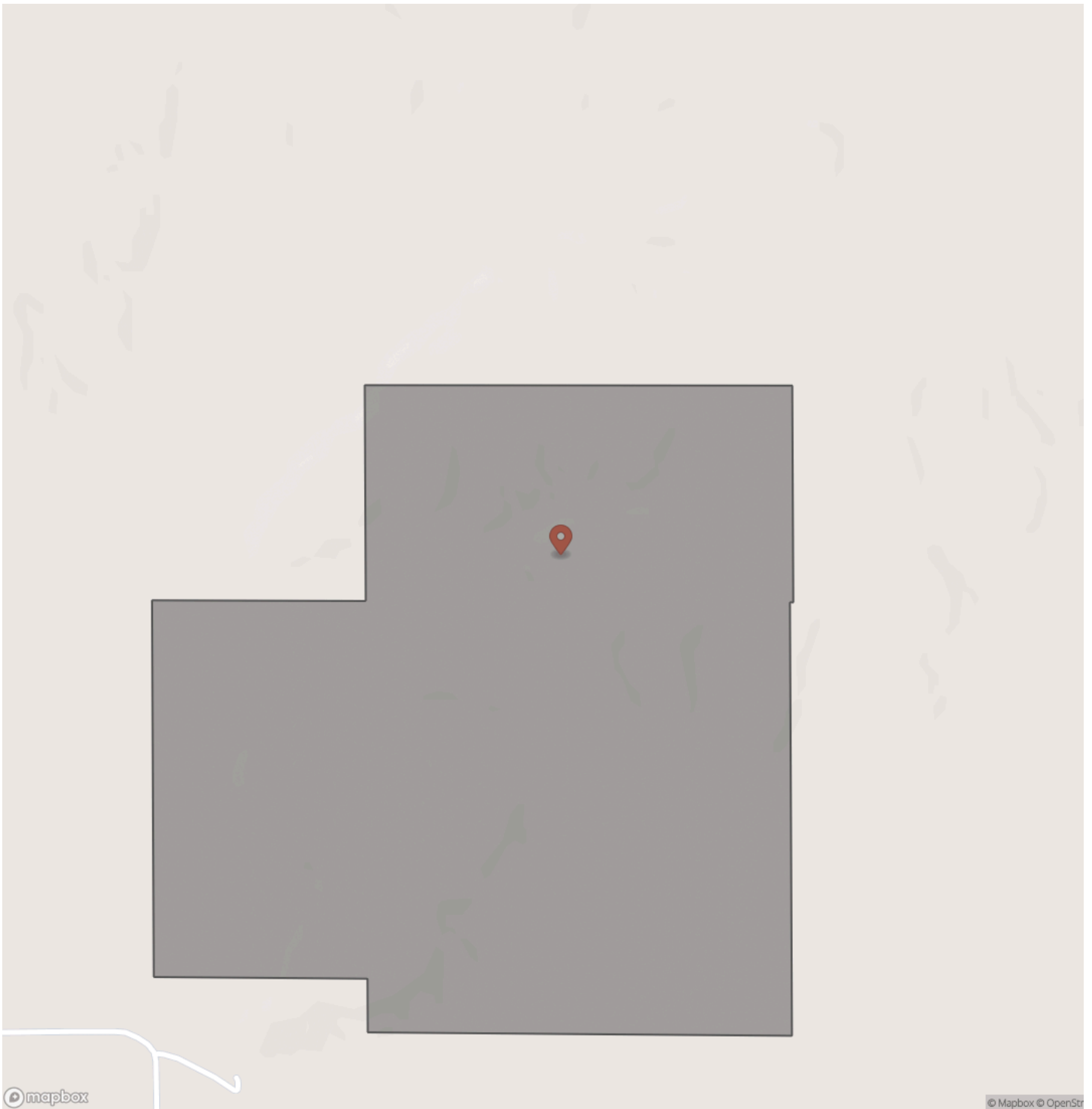
+2 1/2 hrs from Kansas City

+1 1/2 hrs from Wichita

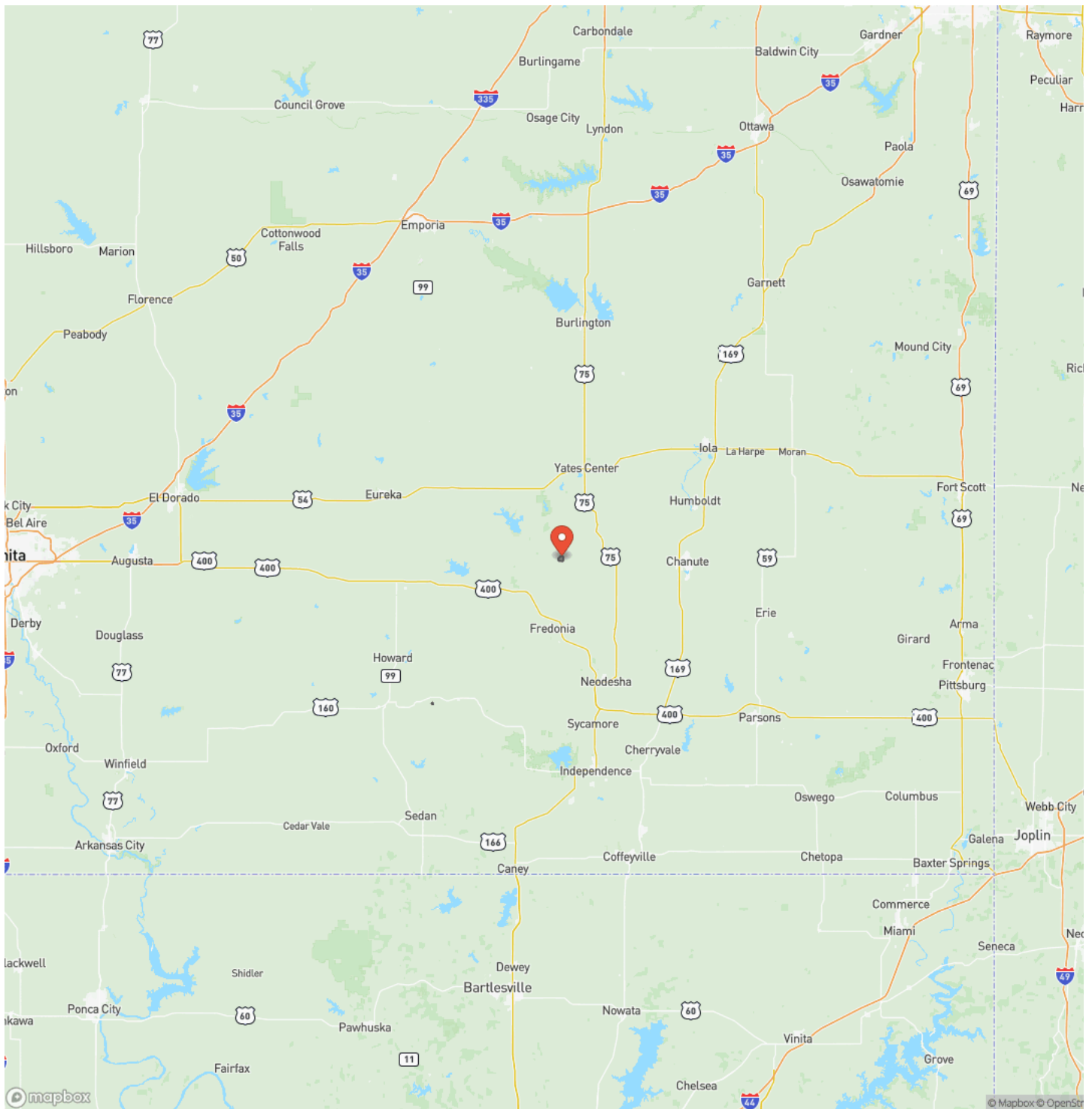
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Liz Hendricks

Mobile

(620) 330-2438

Email

ehendricks@L2realtyinc.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

L2realtyinc.com

[illegible]

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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