

**74.5 +/- acres - Wilson County, KS - Premier Recreational
Retreat with Mineral Income**
00000 US 400 HWY
Fredonia, KS 66736

\$275,000
74.500± Acres
Wilson County



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Fredonia, KS / Wilson County

SUMMARY

Address

00000 US 400 HWY

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Undeveloped Land

Latitude / Longitude

37.473512 / -95.719545

Acreage

74.500

Price

\$275,000

Property Website

<https://l2realtyinc.com/property/74-5-acres-wilson-county-ks-premier-recreational-retreat-with-mineral-income-wilson-kansas/81079/>



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PROPERTY DESCRIPTION

74.5± Acres | Wilson County, KS | Premier Recreational Retreat with Mineral Income

Located just 5 miles southeast of Fredonia, Kansas, this heavily wooded 74.5± acre recreational tract offers the perfect combination of seclusion, accessibility, and investment potential. Situated along Highway 400 in the heart of Wilson County, this property is a true gem for the outdoor enthusiast or investor looking for a versatile and scenic property.

The property is richly wooded, featuring a diverse mix of mature hardwoods and thick stands of cedar, creating exceptional wildlife habitat and year-round cover. Quality whitetail deer and turkey frequent the property, drawn to the natural bedding areas and agricultural fields close by. The varied topography not only adds character but also enhances the hunting potential with natural funnels, ridgelines, and elevation changes that make for dynamic stand setups.

A natural spring feeds a secluded pond nestled in the timber, providing a consistent water source for wildlife and enhancing the overall recreational appeal. Whether you're looking to develop trails for ATV riding, establish food plots, or build a weekend getaway cabin, the opportunities here are wide open.

Adding to the value, this tract includes mineral rights with current mineral income—an increasingly rare feature in today's land market.

With direct access off Highway 400, you'll enjoy paved road convenience while still being tucked away in your own private wooded sanctuary.

Property Highlights:

- 74.5± acres of mixed hardwood and cedar timber
- Excellent topography with elevation changes
- Spring-fed pond nestled in the timber
- Mineral rights included with active income
- Abundant deer and turkey population
- Easily accessible electricity at road
- Paved road frontage along Hwy 400
- 5 miles SE of Fredonia, KS

Whether you're seeking a premier hunting property, a recreational retreat, or a land investment with income, this Wilson County tract checks all the boxes. Don't miss your chance to own a rare piece of Kansas timberland with everything you need already in place.

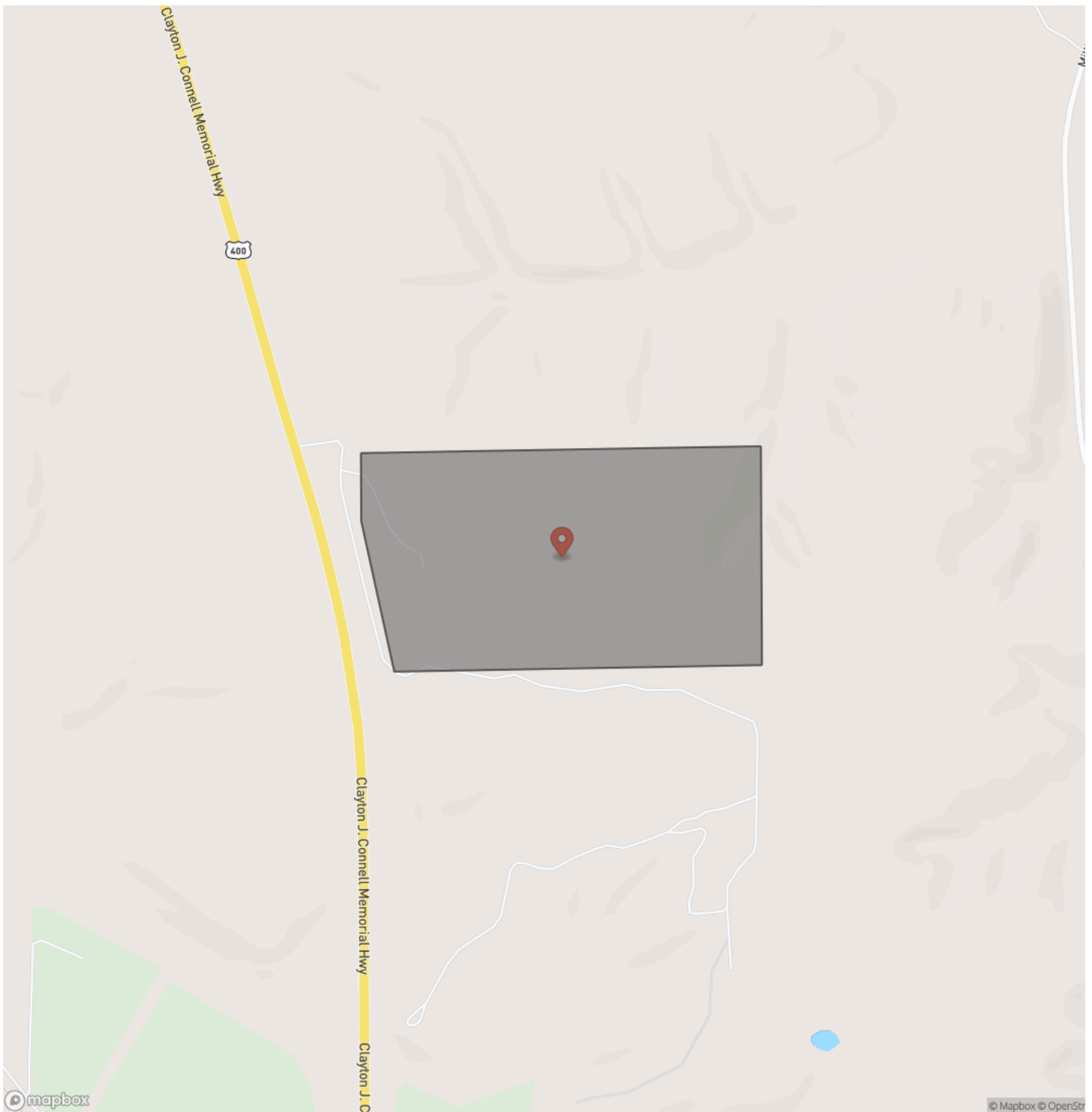
For questions or to schedule a private showing, contact listing agent, Aaron Fast at [620-747-0414](tel:620-747-0414) or email afast@L2realtyinc.com



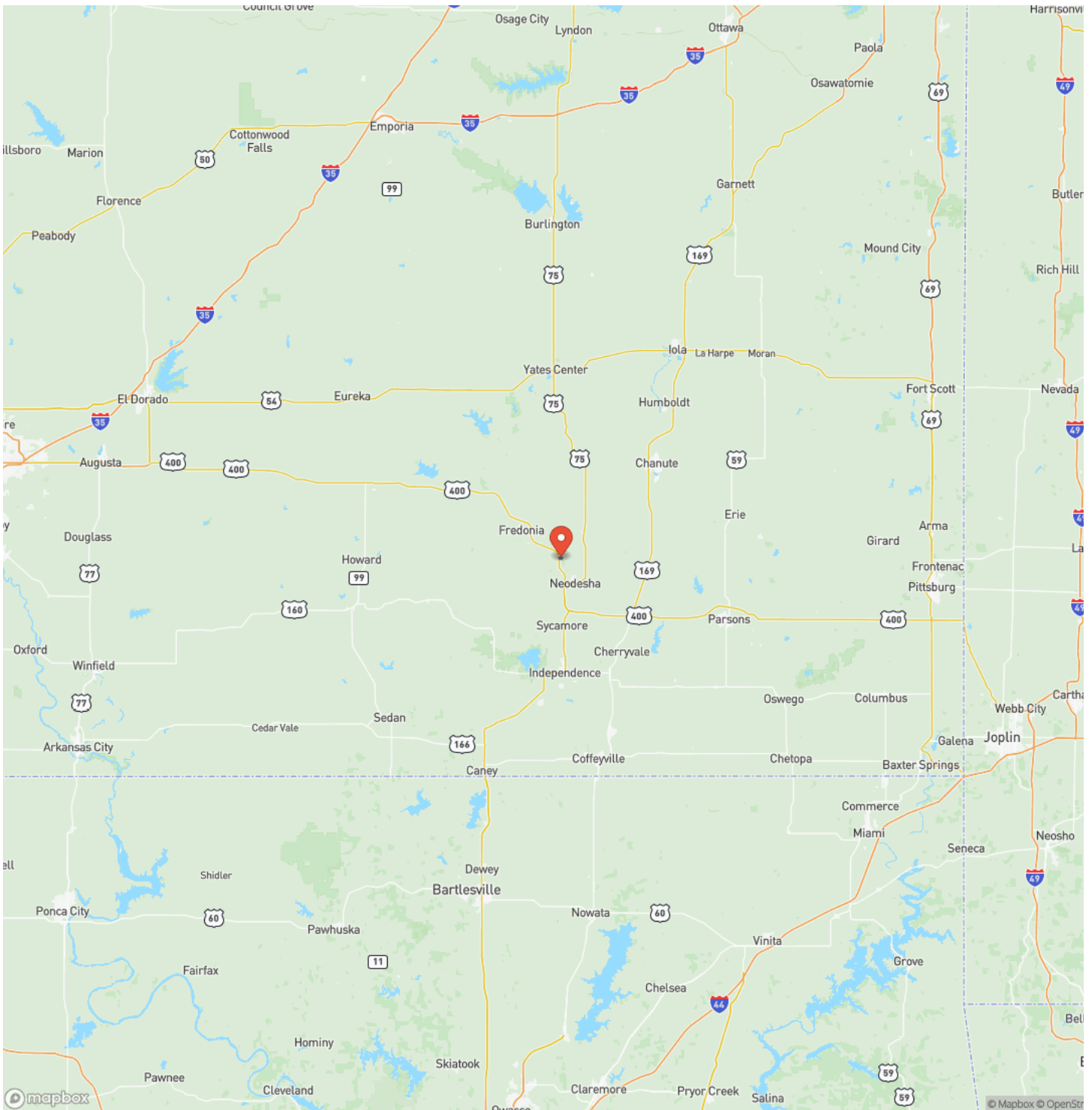
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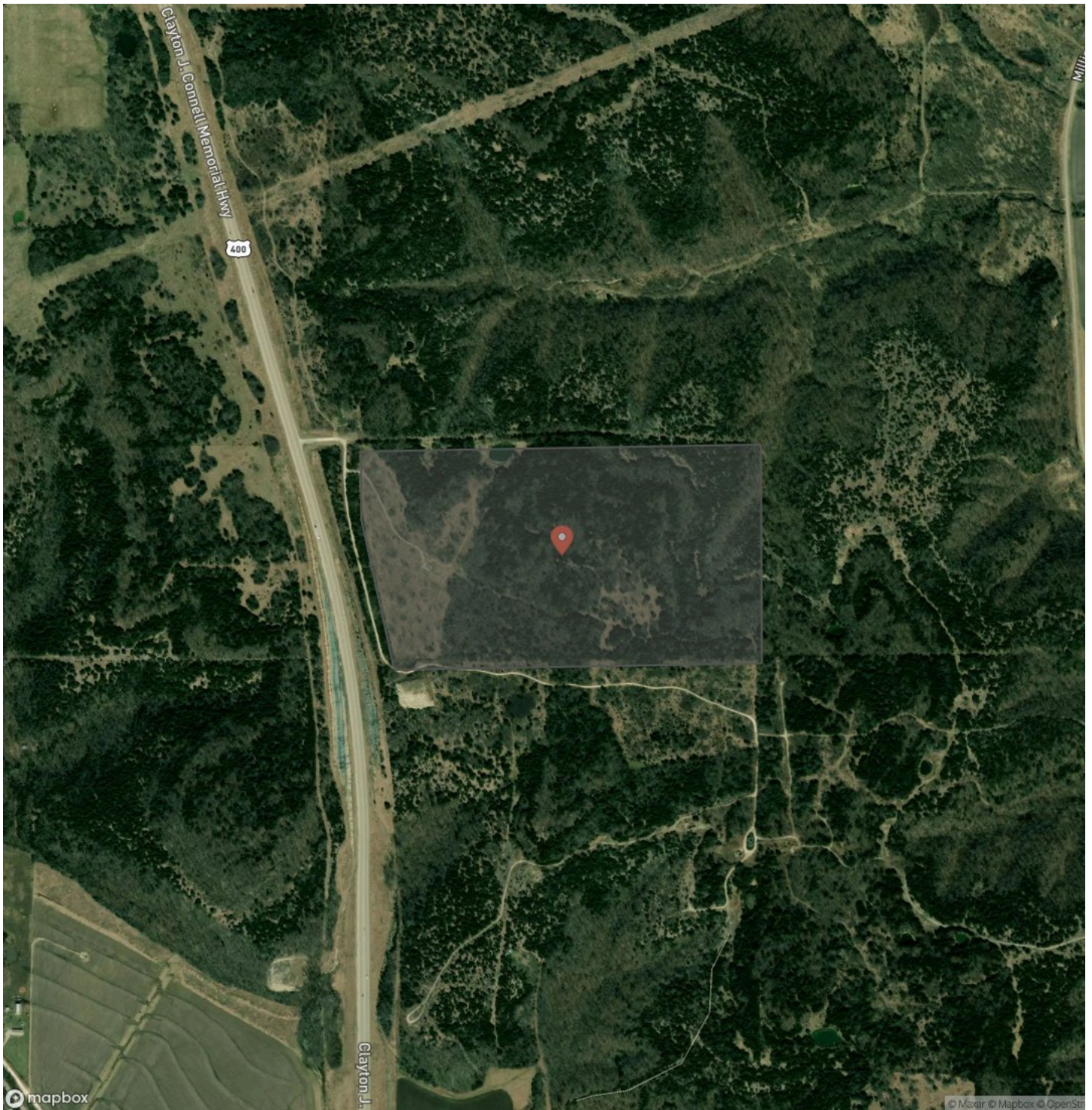
Locator Map



Locator Map



Satellite Map



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Fredonia, KS / Wilson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Aaron Fast

Mobile

(620) 747-0414

Email

afast@L2realtyinc.com

Address

City / State / Zip

NOTES

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This image shows a single 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

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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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