

41± Acres of Productive Tillable Land – Fredonia, KS
0000 CR Decatur Rd
Fredonia, KS 66736

41± Acres
Wilson County



41± Acres of Productive Tillable Land – Fredonia, KS
Fredonia, KS / Wilson County

SUMMARY

Address

0000 CR Decatur Rd

City, State Zip

Fredonia, KS 66736

County

Wilson County

Type

Undeveloped Land

Latitude / Longitude

37.488997 / -95.909647

Acreage

41

Property Website

<https://l2realtyinc.com/property/41-acres-of-productive-tillable-land-fredonia-ks-wilson-kansas/91613/>



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PROPERTY DESCRIPTION

Auction Opportunity!

Description: Hybrid Land Auction – 41 +/- acres Wilson County, KS

Online Auction: Monday, December 1st, 2025 at 1:00 PM

Live Auction: Thursday, December 4th, 2025 at 6:00 PM

Auction Location: "The Venue" 1200 N 2nd St Fredonia KS 66736

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Located just west of Fredonia on the corner of **800 road (some maps show Buxton) and Decatur Road**, this prime **41± acre corner tract** offers an excellent opportunity for farmers or investors. The land is composed entirely of **Class II and Class III soils**, providing a strong foundation for consistent crop yields year after year.

The **corn crop has recently been harvested**, leaving the field open and ready for the next operator to step in and start fresh. With great access from two county roads, this tract is convenient, versatile, and ideal for continued agricultural use.

Added Bonus: The purchaser of this 41-acre property will have **first opportunity to farm the adjoining 43-acre tract**, offering even greater expansion potential.

- 41± acres of quality tillable ground
- Class II & III soils
- Great access on corner of Buxton & Decatur Roads
- Recently harvested and ready for next crop
- Opportunity to farm adjoining 43 acres

Auction Terms Hybrid

ONLINE & LIVE. Online bidding will open at 1 pm on Monday December 1st and the live auction will begin at 6pm on Thursday December 4th. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between 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.

Final sales price will be calculated by 41 times the final bid plus buyer's premium.

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 seller's agent within 24 hours of the close of the auction.



The earnest deposit in the amount of 10% of the final sale price will be tendered to Wilson County Title Co within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before January 8th at where time seller shall deliver possession.

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. **The Southeast Quarter of the Southeast Quarter (SE/4 SE/4) in Section Thirty (30), Township Twenty-nine (29), Range Fourteen (14) East, Wilson County, Kansas**

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 take precedence over any other advertising.

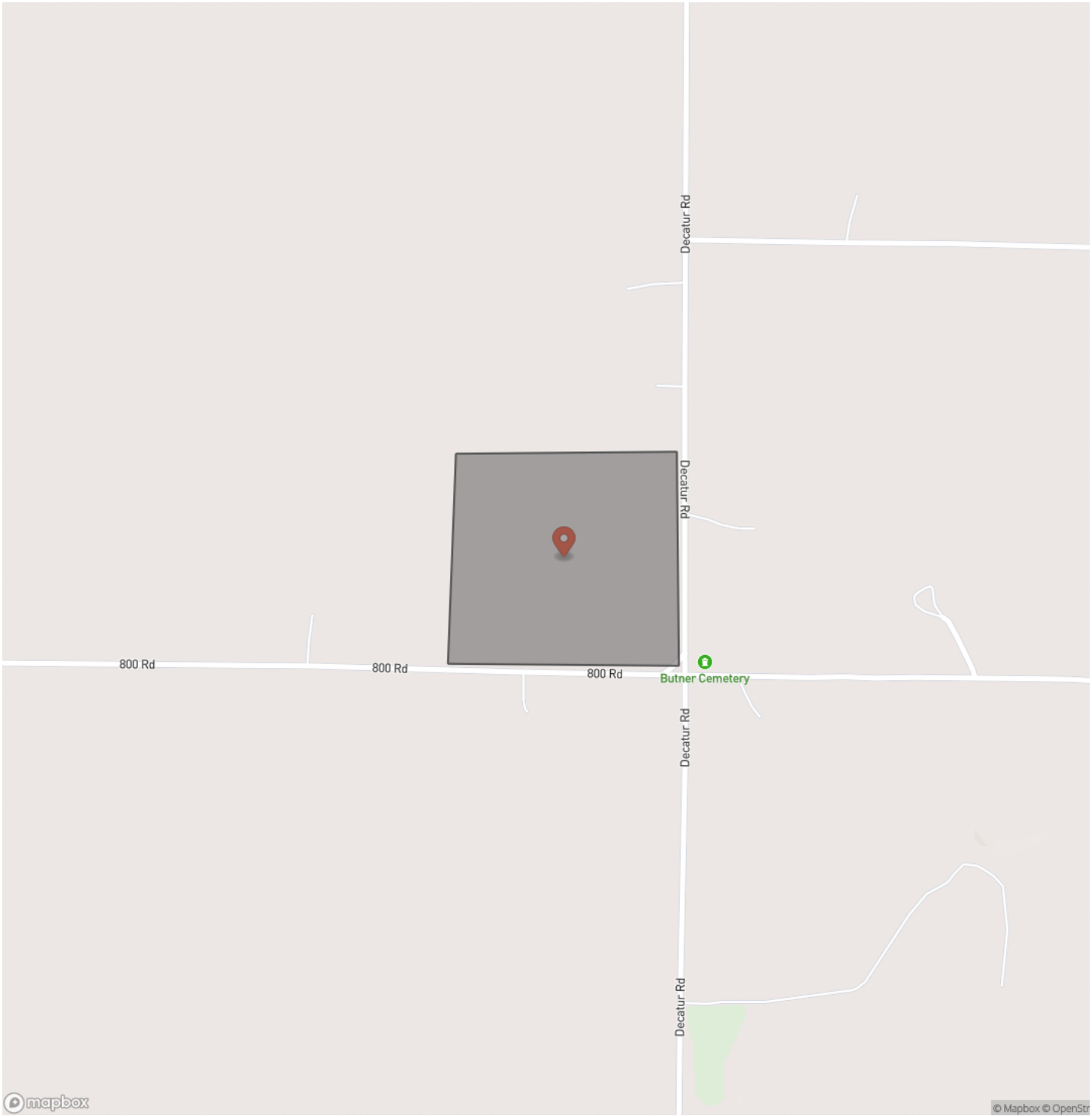
Contact Angela Baker [620-330-3857](tel:620-330-3857) for more information today!



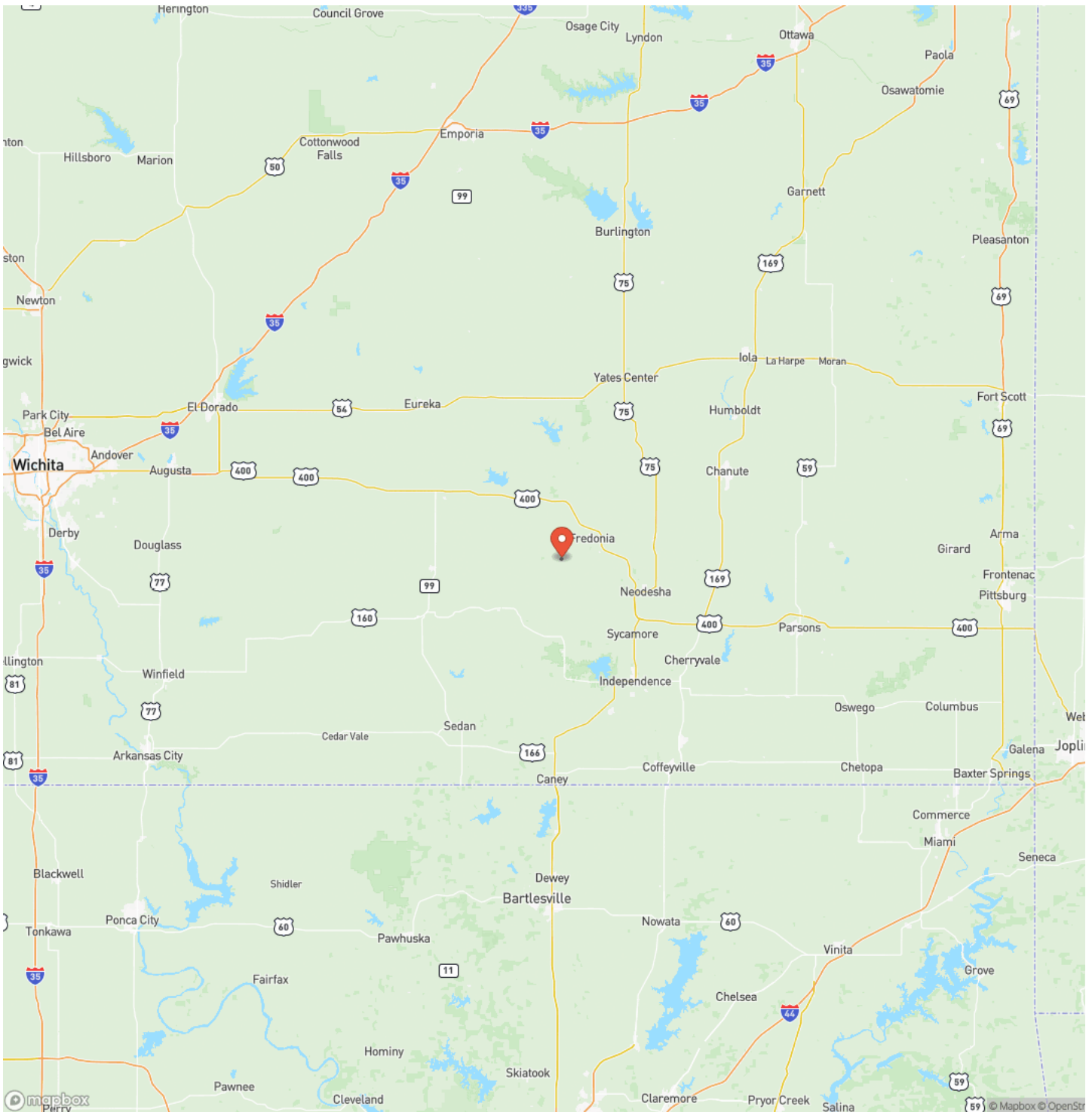
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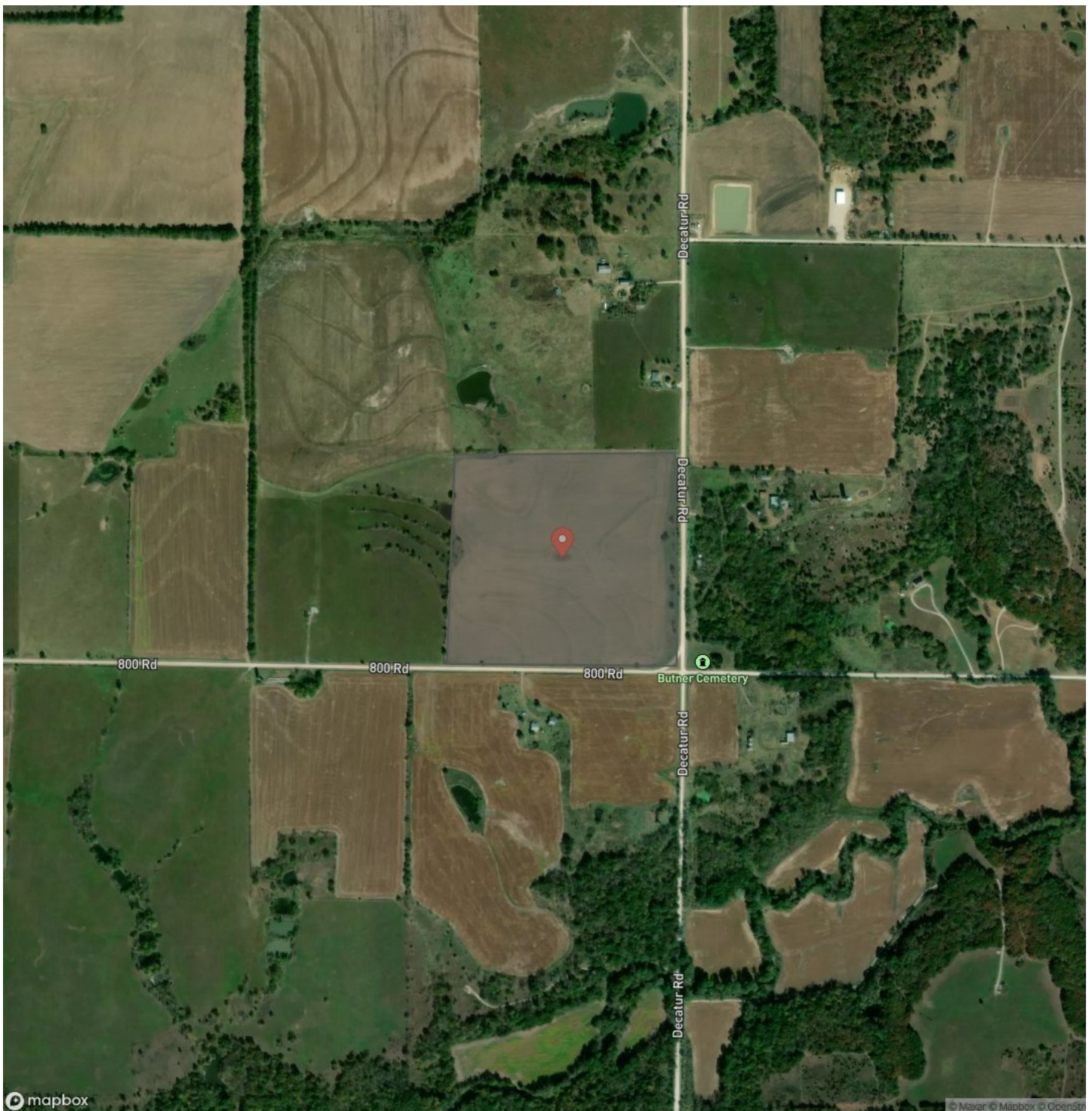
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Office

(620) 577-4487

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abaker@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

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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