

MIDWEST LAND GROUP PRESENTS



354 ACRES
WILSON COUNTY, KS

1400 Road, Fredonia, Kansas, 66736



MIDWEST LAND GROUP IS HONORED TO PRESENT

BIG BUCKS ON BIG OAK

It is Midwest Land Group's honor to bring you Big Oak LLC, a beautiful farm that is situated on the bluffs of the Verdigris River valley. A family farm with over 25 years of stories told and memories made chasing the large bucks that call this neighborhood home! Sitting at nearly 354 +/- acres this farm is what you want in it comes to cover, food, water, neighborhood, and access. A short distance from Fredonia, Kansas and not far from the small town of Benedict, Kansas this farm sits right in the heart of Wilson County.

As you travel to this farm you will notice the lush river bottom ground that is full every year of excellent stands of corn, soybeans, and winter wheat. As you arrive to the east side of Big Oak you will see the remains from times long ago from the founding family that settled this farm. You can't help but think of a flourishing young family farmyard full of chickens, livestock, and growing children playing as they sat on the porch overlooking the bottom fields.

Currently, both barns will serve as excellent storage options for keeping all your hunting supplies, blinds, feeders, or side-by-sides safe and out of the weather. As you travel just to the north and the west of the old farm site multiple small fields would make excellent food plots from alfalfa, radishes to clover. The north field is protected perfectly by a tree row allowing deer to come out of neighboring thick cover to feed and not be seen or bothered by the nearby road. As you travel to the west of this field you begin to see the excellent

topography changes this farm has. Nearly 80 feet of elevation changes along this large bluff force deer on a tight travel corridor and make it an ideal transition between bedding cover to feed. Not far from this area is one of 3 small ponds that sit on this property. To keep the deer healthy all year this property has a wonderful spring feed creek that starts along the south side and runs to the southeast of the property, providing an additional clean water source. It is right here where the hardwoods on this farm come alive! Full of walnuts, oaks, hickory, and elms and it's here you can see first-hand the number of scrapes and rubs up and down this stream.

Large acorns throughout this area of the farm provide a nice food source every year. As you exit the creek you naturally move up to the northwest portion of this farm to see a nice, manicured hay meadow. Trails mowed to the main shooting house allow for easy, quiet access. This shooting house is where many memories have been made. Full of laughs and stories of one that got away or just never showed up! This custom-built blind gives you a perfect 360-degree view of the farm and sits atop one of the highest points on the farm. Not only in an ideal location for gun season but it's also a fantastic view to take in the sunrise over Big Oak!

What I love about Big Oak is the neighborhood. Large tracts of land with many of these surrounding farms being family-only spots. Well-managed farms in all directions have allowed Big Oak to have the right age class and genetics to continue to produce excellent

trophy Kansas whitetail bucks every year. While this farm is set up right for the deer hunter in that fall, every spring this farm is full of gobbling Toms, strutting around the fields, chasing and fighting over that a hen. Big Oak sets up great for a spring turkey hunter with its raw size and mix of pasture to hardwoods and bottom lands a full day can be spent chasing a spring gobbler.

Big Oak is a wonderful family farm with over 135 feet of elevation changes, spring feed creeks, multiple ponds, hay meadows, and bottomland. This farm needs minimal work for immediate success. Situated in Deer Unit 12 and a prime neighborhood, this farm has a rich family history, a high success rate, and a neighborhood that grows deer that most only dream of! Call listing agent Tyler Heil at (913) 207-4541 to schedule a showing or answer any questions.



PROPERTY FEATURES

PRICE: **\$1,189,000** | COUNTY: **WILSON** | STATE: **KANSAS** | ACRES: **354**

- 354 +/- acres
- 46 +/- acres bottom ground
- Excellent access
- Harvestable walnut population
- Many varieties of oaks producing acorns
- Thick cedar cover throughout
- 3 small ponds
- Spring-fed creek
- Custom-made shooting house
- Proven harvest history
- Large topography changes
- Verdigris River nearby
- Large surrounding neighbors
- Deer Unit 12
- Barns for storage
- \$928.42 2024 taxes
- 95 miles Wichita, KS
- 120 miles Tulsa, OK
- 130 miles Kansas City

46 +/- ACRES OF BOTTOM GROUND

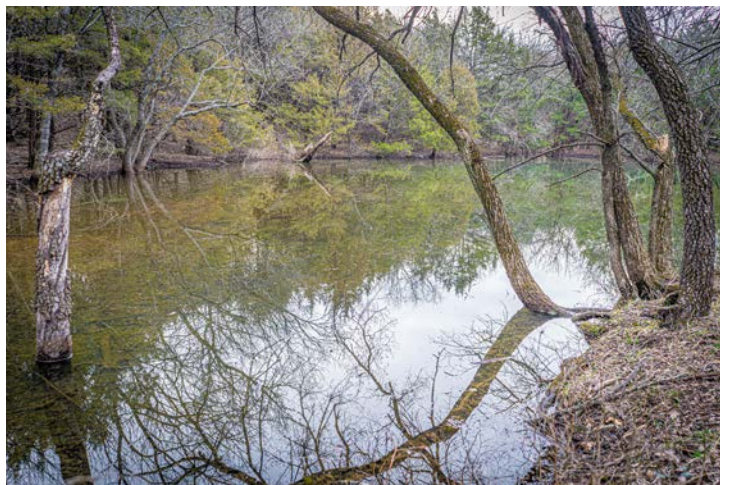
As you travel to this farm you will notice the lush river bottom ground that is full every year of excellent stands of corn, soybeans, and winter wheat.



SPRING-FED CREEK



3 SMALL PONDS



LARGE TOPOGRAPHY CHANGES



HARVESTABLE TIMBER



HUNTING OPPORTUNITIES

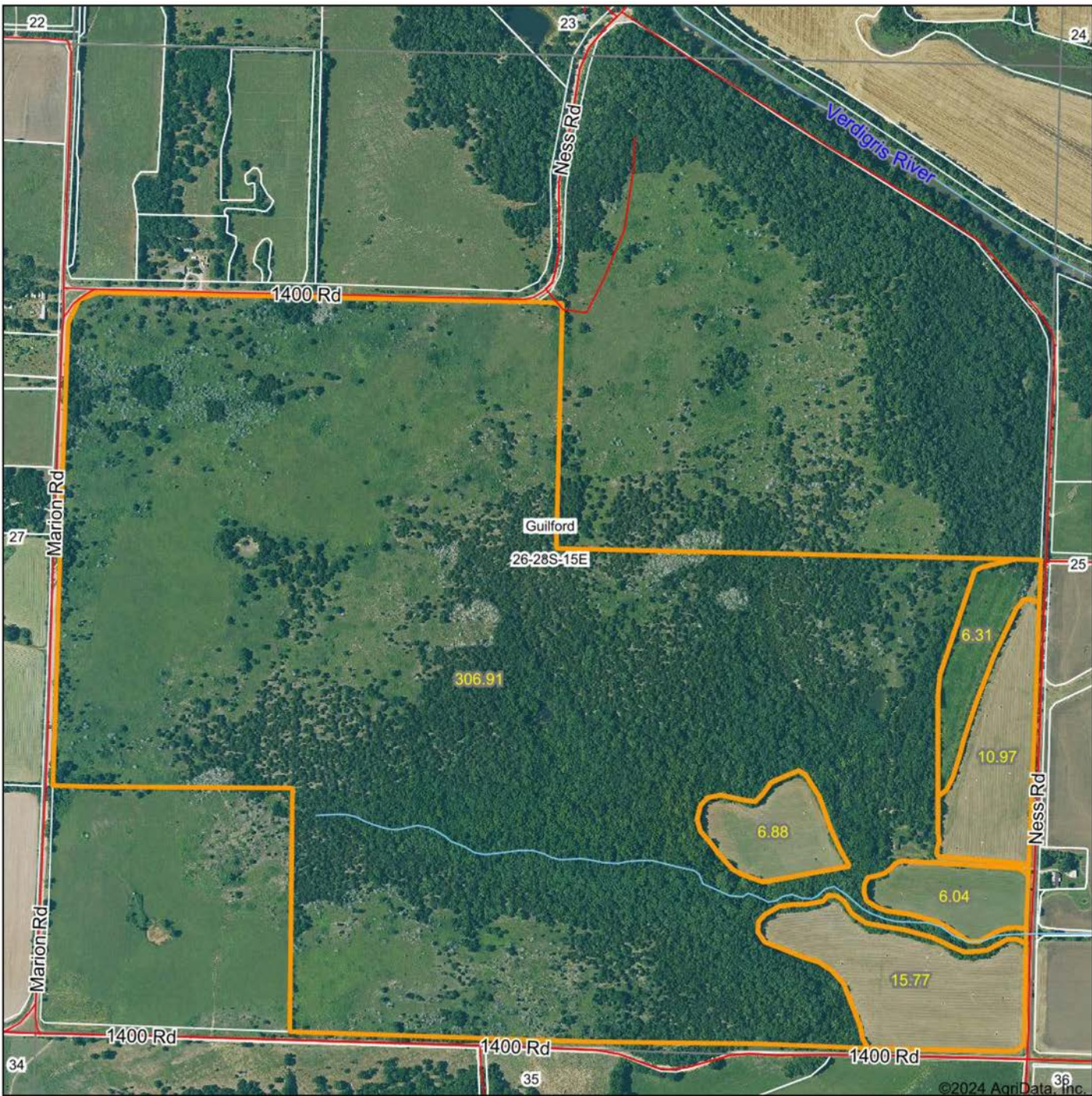
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ADDITIONAL PHOTOS

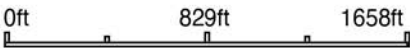


AERIAL MAP



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Boundary Center: 37° 34' 44.99, -95° 43' 59.82



Maps Provided By:



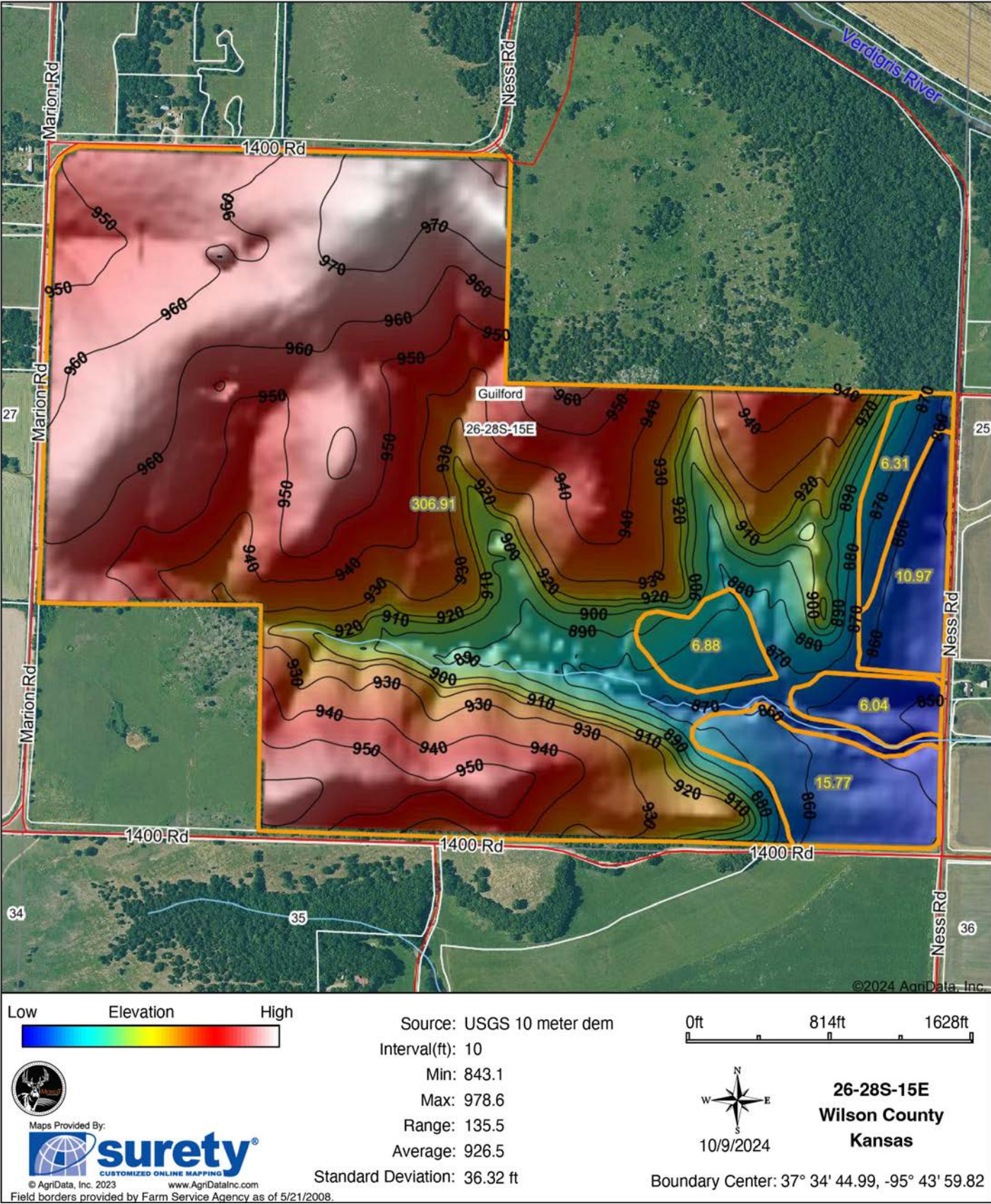
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26-28S-15E
Wilson County
Kansas

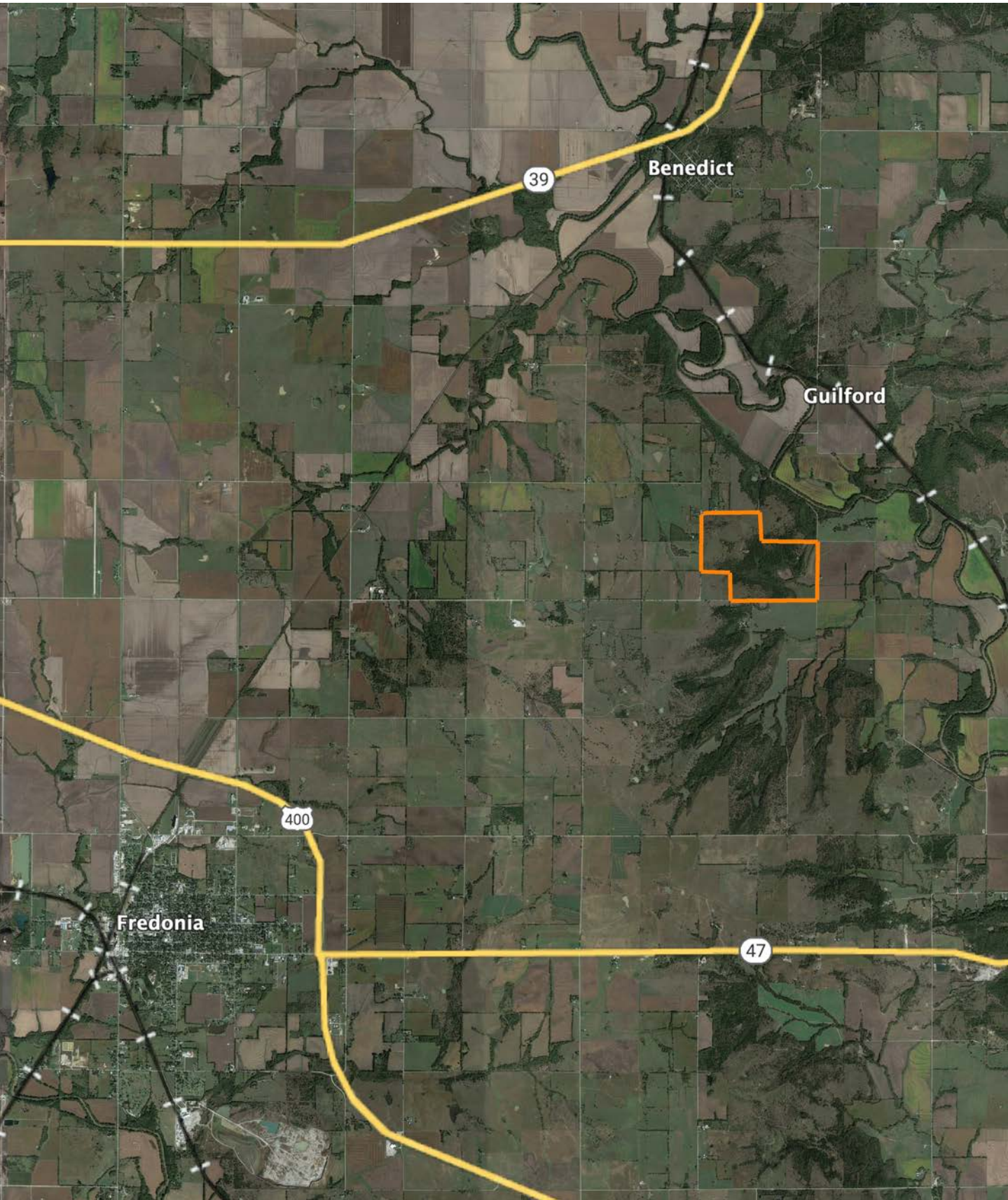
10/9/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



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