

**Super cute 2 bed, 2 bath ranch-style  
home for sale in the great little  
community of Fall River Kansas!  
417 Cliff  
Fall River, KS**

**\$55,000**  
**0.400 +/- acres**  
**Greenwood County**



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Fall River, KS / Greenwood County

## SUMMARY

### Address

417 Cliff

### City, State Zip

Fall River, KS

### County

Greenwood County

### Type

Residential Property

### Latitude / Longitude

37.6084 / -96.0306

### Acreage

0.400

### Price

\$55,000

### Property Website

<https://mossyoakproperties.com/property/super-cute-2-bed-2-bath-ranch-style-home-for-sale-in-the-great-little-community-of-fall-river-kansas-greenwood-kansas/14717/>



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**PROPERTY DESCRIPTION**

This home is in the great little community of Fall River Kansas. Fall River is located in the heart of excellent hunting with thousands of acres of public recreational property and Fall River Lake only minutes away. If you are looking for and affordable home in great condition, then look no further. The large, 2 story, detached garage could easily be made into another living space. A large lot across the road would be a great location for a little hobby farm or site for another building.

This is a must see property!

Contact John for your personal tour at:  
620.305.8452 or [Email listed above]

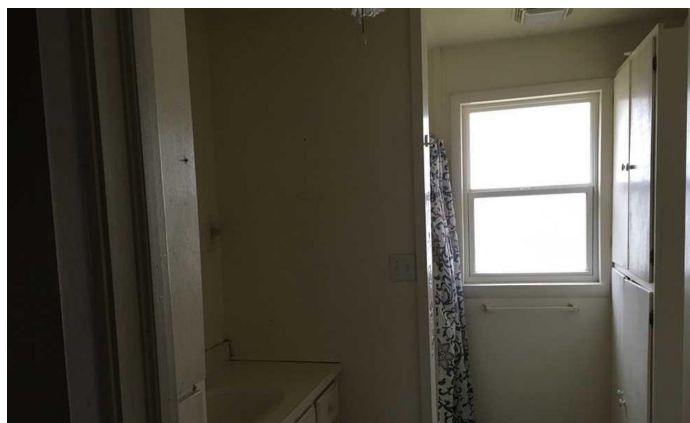
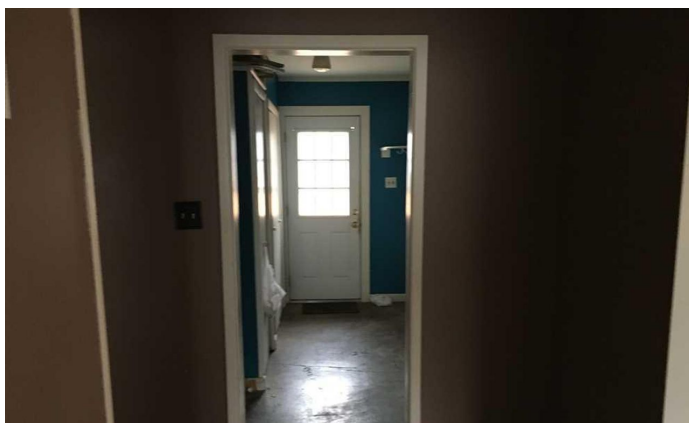
The property features:

- 2 bedrooms
- Master bedroom has its own full bathroom
- 2 full bathrooms
- Large living room
- Laundry room
- Spacious kitchen
- Appliances included
- Central heat and air
- Attached carport
- Metal roof
- Large detached, two story garage
- A large lot across the road



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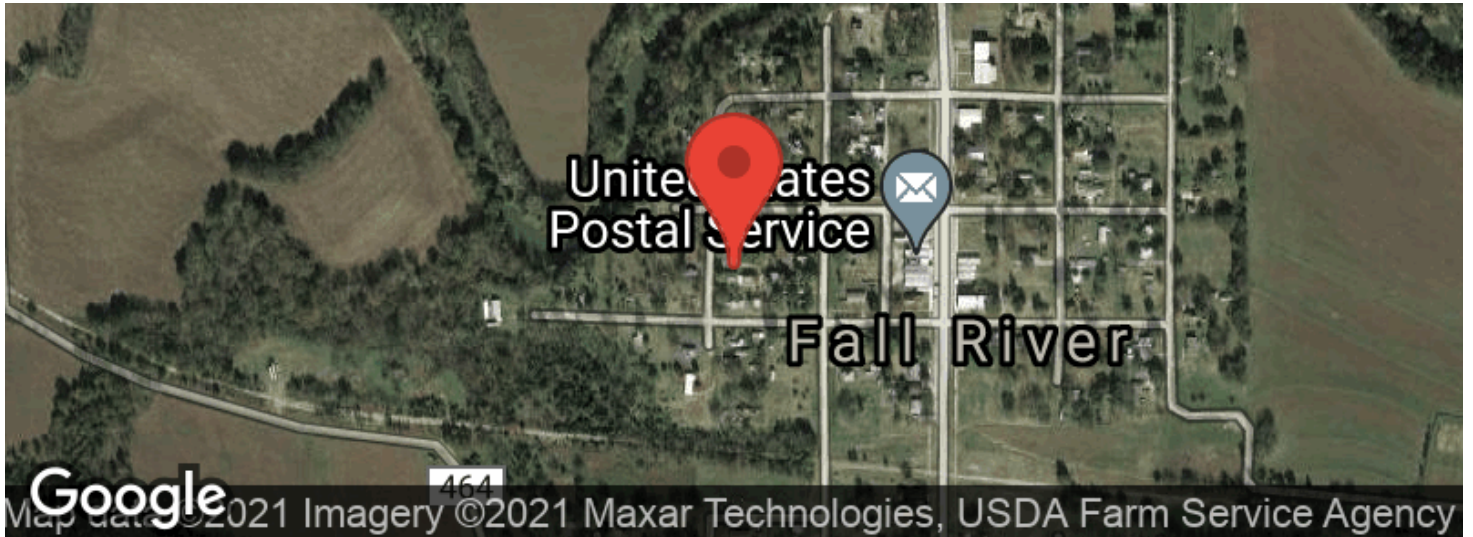
## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

John Weilert

**Mobile**

620-305-8452

**Email**

jweilert@mossyoakproperties.com

**Address**

1700 W 4th Street

**City / State / Zip**

Oswego, KS, 67356

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**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.



## **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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## **Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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