

Elk County Grass and Recreational 85  
0000 Road 27  
Fall River, KS 67047

**\$284,750**  
85± Acres  
Elk County





**Elk County Grass and Recreational 85**  
**Fall River, KS / Elk County**

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**SUMMARY**

**Address**

0000 Road 27

**City, State Zip**

Fall River, KS 67047

**County**

Elk County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.584126 / -96.046224

**Acreage**

85

**Price**

\$284,750

**Property Website**

<https://l2realtyinc.com/property/elk-county-grass-and-recreational-85-elk-kansas/83627/>



## Elk County Grass and Recreational 85 Fall River, KS / Elk County

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### **PROPERTY DESCRIPTION**

This 85+/- acres lays in Elk County just south and west of Fall River. It has access off of Road 27 from the west side of the property and is just a little over a mile from blacktop road frontage. The north end of this piece consists mainly native grass and is excellent grazing for livestock. The south end has several draws and funnels of thicker cover and brush. Taking closer look at this property will tell you it has multiple avenues for financial return and upside.

From a hunting perspective, the wooded bottom will hold multiple species of wildlife such as deer and turkey. Having two different terrains provides some diversity on this place. It has a upland where scattered trees and some rolling hills will be, as well as a flatland bottom piece with some mature timber. The bottom has the look and soil type to potentially be tilled up and make a great food plot. Nearing a creek towards the south end, this side of the property is going to catch a lot of deer travel and have some ideal treestand locations. Also on this parcel is going to qualify for the guaranteed tag for a nonresident landowner being over the states required 80 acres.

It has woven wire fence making it suitable for goats and sheep as well as cattle or horses. The pond has a couple of large shade trees around it and sets up perfect for livestock to catch a cool breeze when the summer sun comes out. For winter cover the whole property slopes to the south and makes multiple natural wind breaks from a winter storm. Along with that, it has a cross fence making a east and west side for rotational grazing and maxium utilization.

Another aspect of this property is it has a couple of nice build spots as well. Being only a 1/4 of a mile from electric and having rural water frontage on the west side makes easy access for utilities too.

### **Nearby Amenities**

- 78 miles to Wichita
- 114 miles to Tulsa
- 19 miles to Fredonia
- 3 miles outside Fall River

For more information on this listing or if you'd like to schedule a private showing contact Clint Graves at [\(620\) 440-2683](tel:6204402683) or email me at [Cgraves@L2realtyinc.com](mailto:Cgraves@L2realtyinc.com)





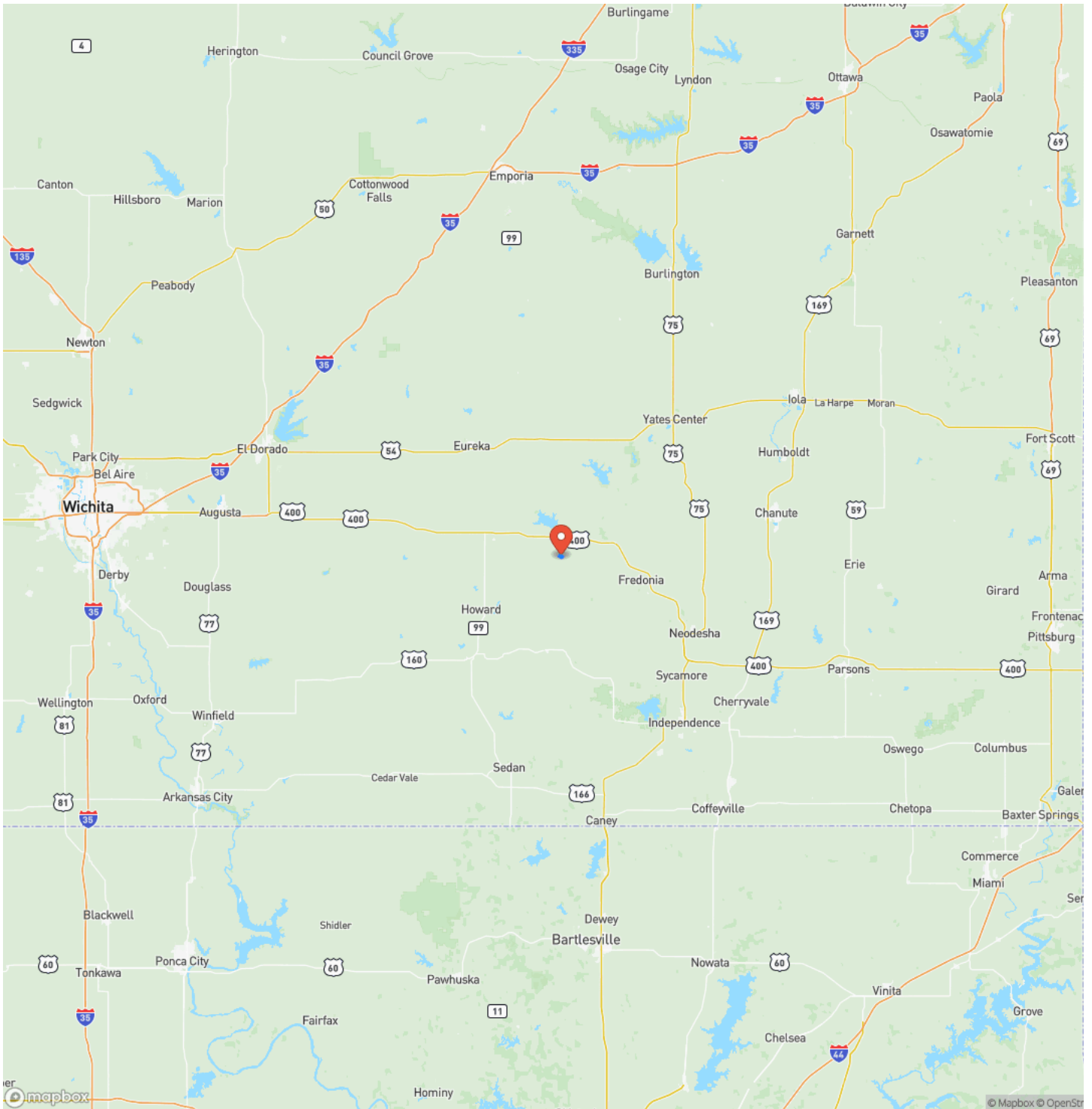
Elk County Grass and Recreational 85  
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# Locator Map

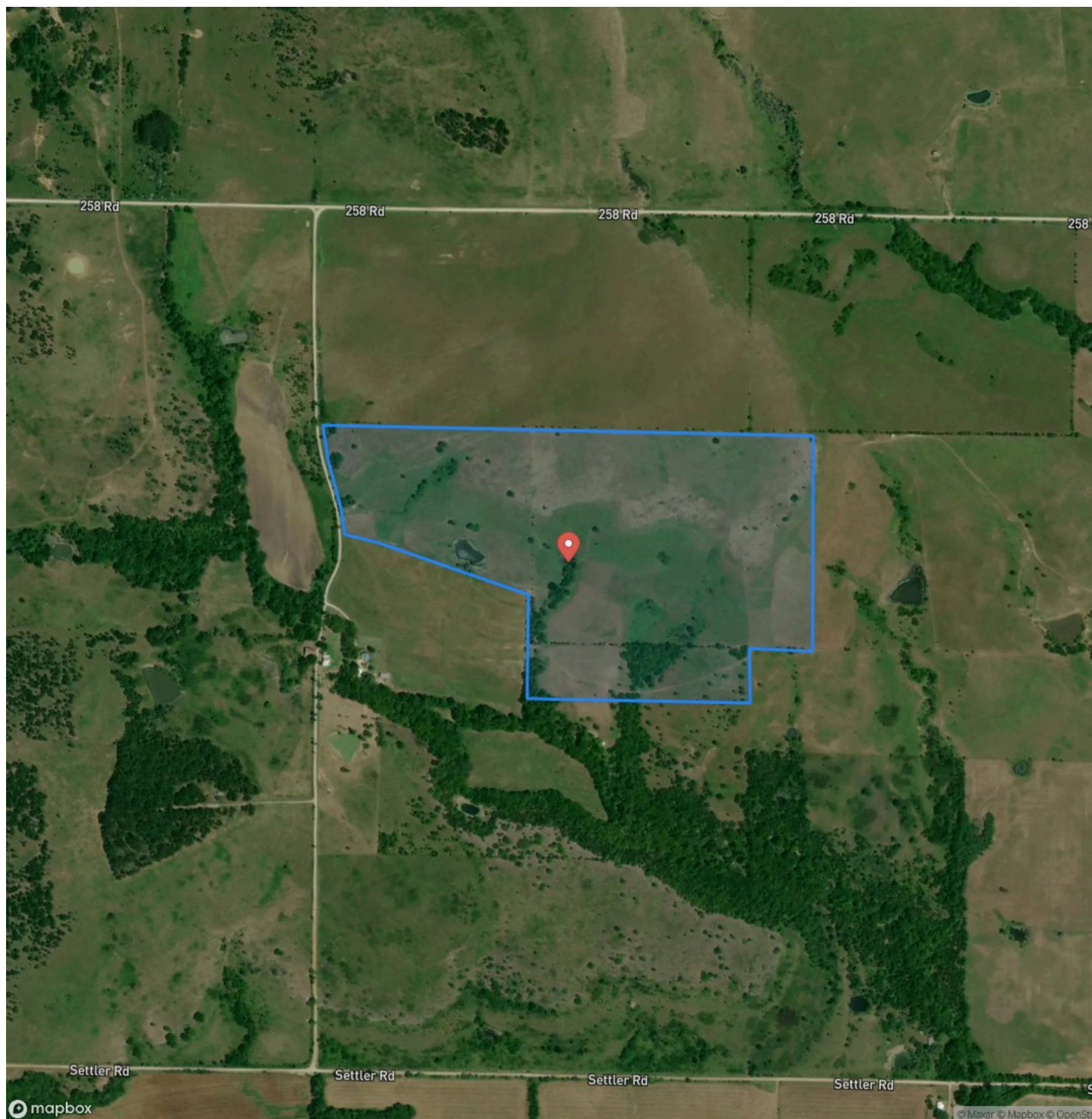


## Locator Map





## Satellite Map



**Elk County Grass and Recreational 85**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

## Clint Graves

## Mobile

(620) 440-2683

## Email

cgraves@l2realtyinc.com

**Address**

City / State / Zip

## NOTES

[illegible]



## 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**

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**L2 Realty, Inc - Land and Lifestyle Properties**  
4045B CR 3900  
Independence, KS 67301  
(620) 577-4487  
L2realtyinc.com

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