

Elk County Rotational Grazing and Build Sites
0000 Rd 28
Fall River, KS 67047

\$231,150
69± Acres
Elk County



Elk County Rotational Grazing and Build Sites

Fall River, KS / Elk County

SUMMARY

Address

0000 Rd 28

City, State Zip

Fall River, KS 67047

County

Elk County

Type

Undeveloped Land

Latitude / Longitude

37.561183 / -96.042377

Acreage

69

Price

\$231,150

Property Website

<https://l2realtyinc.com/property/elk-county-rotational-grazing-and-build-sites-elk-kansas/85816/>



Elk County Rotational Grazing and Build Sites

Fall River, KS / Elk County

PROPERTY DESCRIPTION

Located just south of Fall River in Elk County, Kansas, this 69± acre property offers a great mix of open pasture, rolling terrain, water, and working improvements. Whether you're looking to expand your cattle operation, build a home in the country, or find a weekend getaway spot with hunting potential, this place checks a lot of boxes.

The land is fully fenced and cross-fenced, making it ready for livestock and ideal for rotational grazing. The pasture is clean and open, with a healthy stand of native grasses. The two ponds provide reliable water sources for both cattle and wildlife. One pond sits near the front of the property for easy access, while the second is more tucked away, great for wildlife traffic and adding some seclusion.

The property has a barn and working pens already on site, so you're ready to move cattle or store equipment right away. The layout of the land is practical and easy to manage. The mild elevation changes also create several nice views and potential build sites if you're thinking of putting up a home or cabin.

Another big plus, utilities are available at the road, including rural water and electricity, giving you a head start if you plan to build or improve the property further. With blacktop road frontage, access is simple and dependable, whether you're hauling livestock or equipment.

This is a solid all-around property with a ton of potential—graze it, hunt it, build on it, or just enjoy it as a quiet piece of Kansas ground in a great location.

Key Features:

- Blacktop road frontage
- Fully fenced and cross-fenced
- Two ponds for livestock and wildlife
- Rolling topography with scenic views
- Good setup for rotational grazing
- Strong native grass pasture
- Barn and working livestock pens
- Rural water and electric available at the road
- Deer hunting opportunities
- Build site potential with multiple locations

For a private showing call Clint Graves (620)440-2683 or email at Cgraves@L2realtyinc.com

MORE INFO ONLINE:

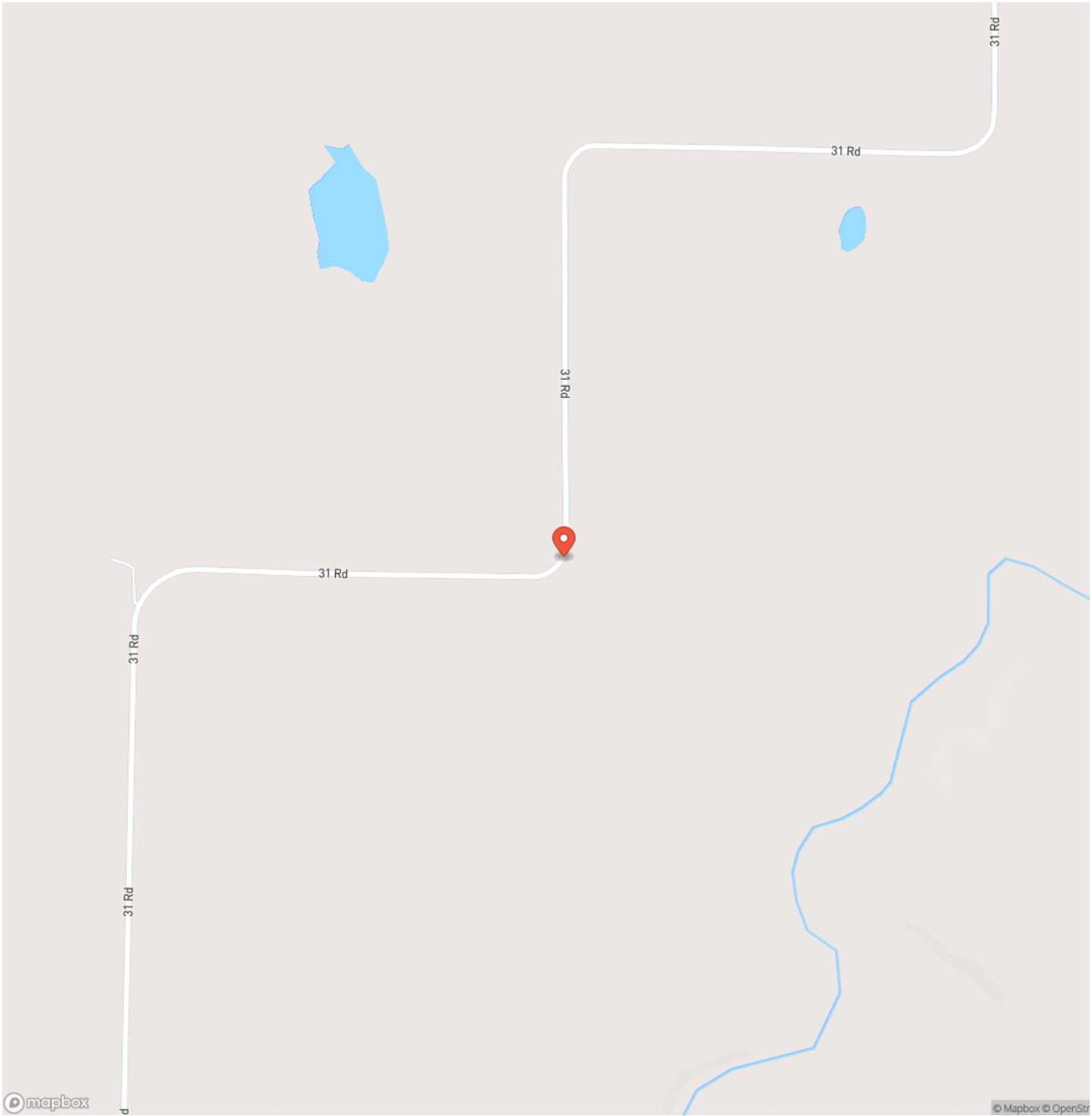
L2realtyinc.com



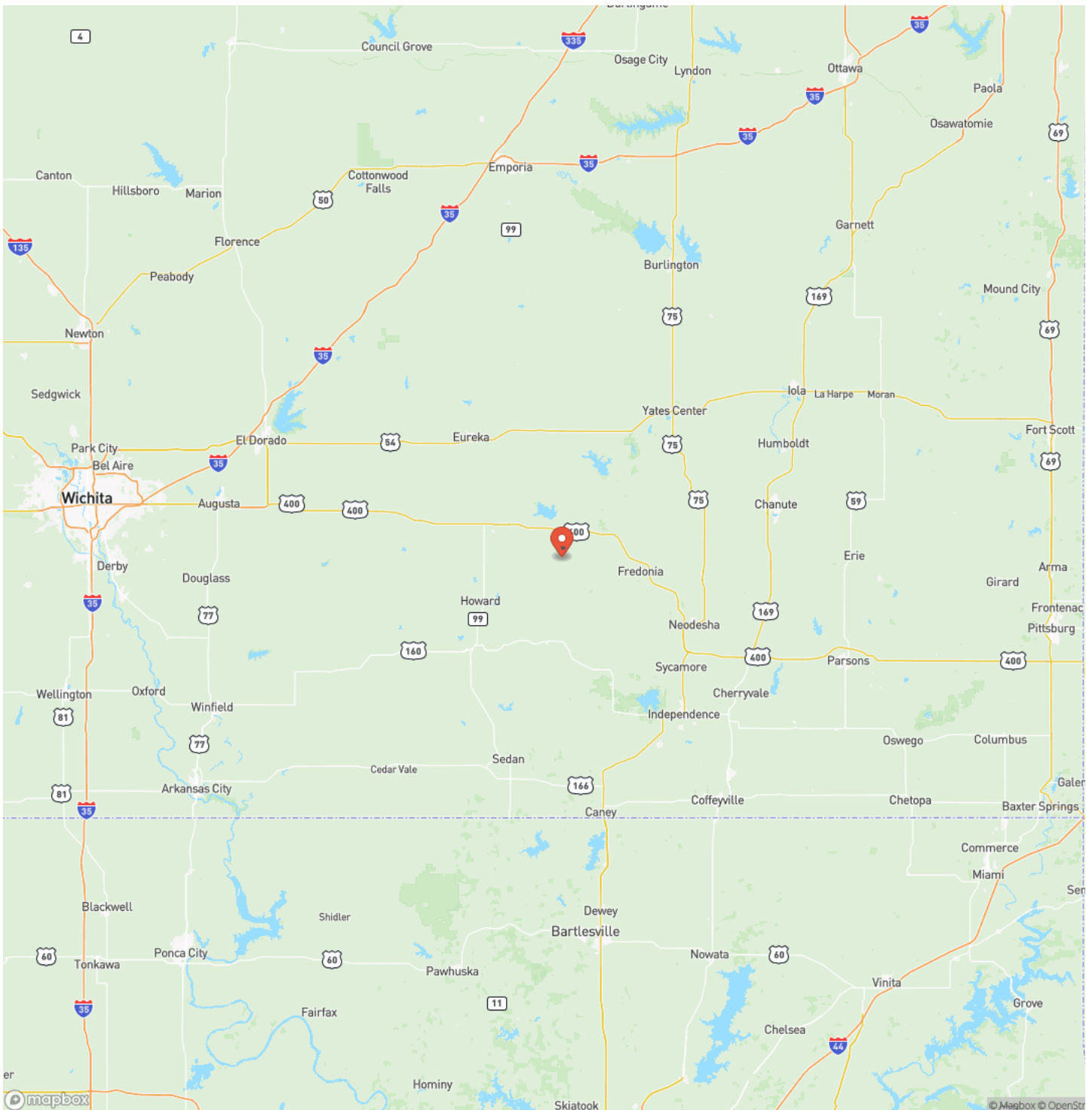
Elk County Rotational Grazing and Build Sites
Fall River, KS / Elk County



Locator Map



Locator Map



Satellite Map



Elk County Rotational Grazing and Build Sites

Fall River, KS / Elk County

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

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.



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

