

Fall River Homestead
2052 Road 27
Fall River, KS 67047

\$225,000
25± Acres
Elk County



Fall River Homestead
Fall River, KS / Elk County

SUMMARY

Address

2052 Road 27

City, State Zip

Fall River, KS 67047

County

Elk County

Type

Residential Property

Latitude / Longitude

37.58313 / -96.049237

Dwelling Square Feet

1414

Bedrooms / Bathrooms

4 / 1

Acreage

25

Price

\$225,000

Property Website

<https://l2realtyinc.com/property/fall-river-homestead-elk-kansas/83626/>



PROPERTY DESCRIPTION

Located just outside Fall River, Kansas, this 25-acre property offers a practical setup for those looking for country living, livestock, or a small farming operation. The property features usable land, reliable water, and solid infrastructure to meet a variety of needs.

Property Features:

- **4-Bedroom, 1-Bath 2-Story Home:** This older home has 4 bedrooms, 1 bathroom, and a **metal roof**. While the home is older, it offers plenty of space and has a solid structure.
- **Rock-Bottom Live-Water Creek:** A **live-water creek** runs through the front yard, with a **rock-bottom** that provides a reliable water source and a natural feature that adds to the property's value.
- **Bermuda Grass Pasture:** The property includes **Bermuda grass pasture** — ideal for grazing cattle, horses, or other livestock.
- **Timbered Hillside:** A **timbered hillside** provides privacy, shade, and some added character to the land. The variety of land types makes the property more versatile and appealing.

Outbuildings & Infrastructure:

- **Stall Barn:** The **stall barn** is perfect for housing livestock, horses, or any other animals. It's ready for use and offers practical storage and shelter.
- **Hay Barns:** There are **multiple hay barns** on-site to store feed and supplies, ensuring everything stays dry and protected.
- **Concrete-Floor Shop:** A **concrete-floored shop** provides plenty of room for storing tools, equipment, and for projects or maintenance. It's a practical addition for anyone with machinery or hobby work.
- **2-Car Detached Garage:** The property includes a **2-car garage** for vehicles, storage, or even additional workshop space.
- **Multiple Paddocks:** There are **multiple fenced paddocks** that are ready for grazing or separating livestock. The layout makes it easy to manage animals and rotate pastures as needed.

Additional Features:

- **Rural Water:** The property is connected to **rural water**, providing consistent water for the home and buildings.
- **Privacy & Space:** The combination of creek, pasture, and timbered land ensures privacy and plenty of room for various uses — whether it's farming, livestock, or just enjoying wide-open space.

This 25-acre property is perfect for anyone looking for a rural retreat, a working farm, or a place to raise livestock. With solid infrastructure, a water source, and ample land, it's ready for you to move in and start using right away.

Nearby Amenities

78 miles to Wichita

114 miles to Tulsa

19 miles to Fredonia

MORE INFO ONLINE:

L2realtyinc.com

3 miles outside Fall River

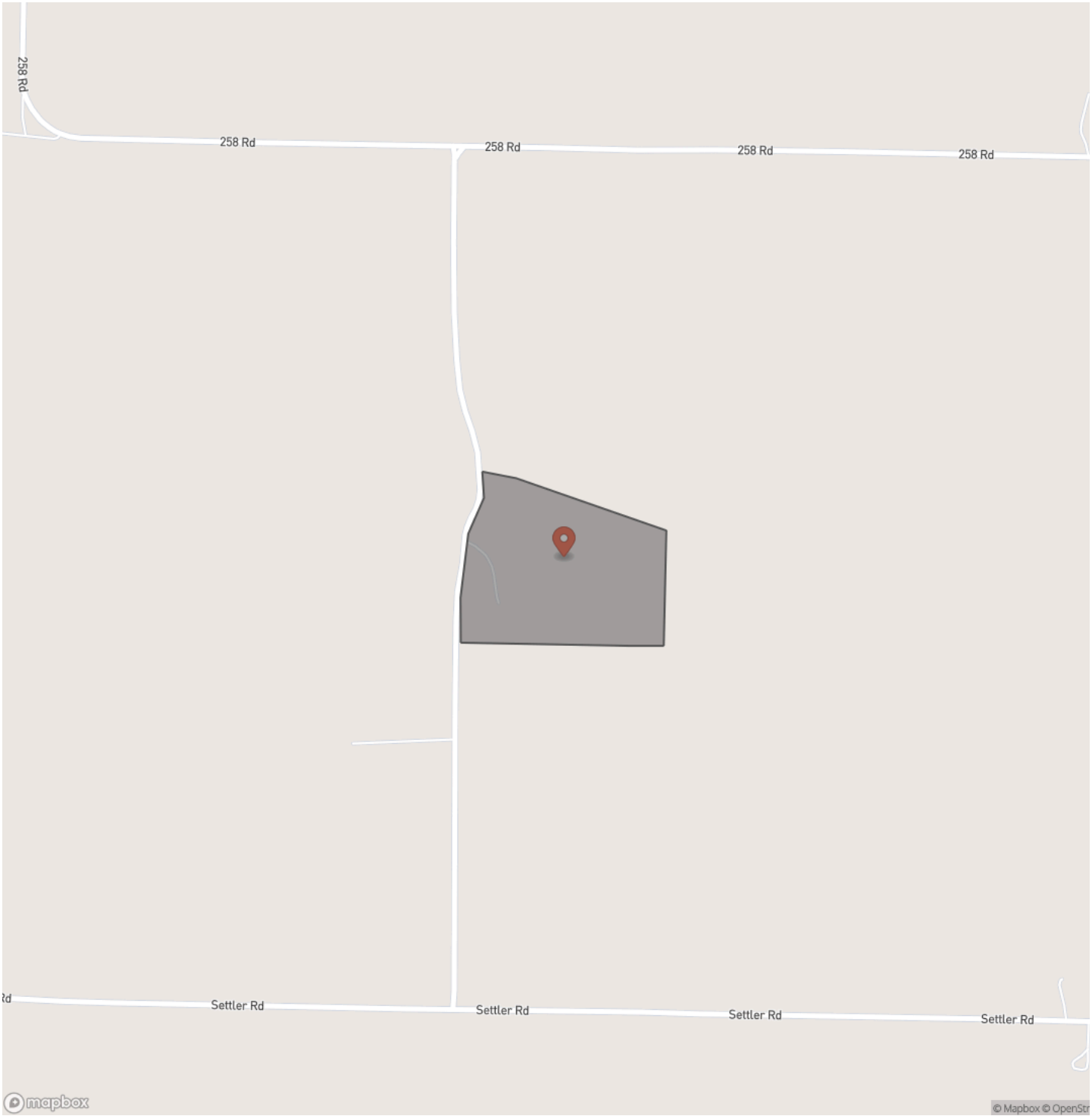
For a private showing and more info contact Clint Graves at [\(620\) 440-2683](tel:6204402683) or email at cgraves@L2realtyinc.com



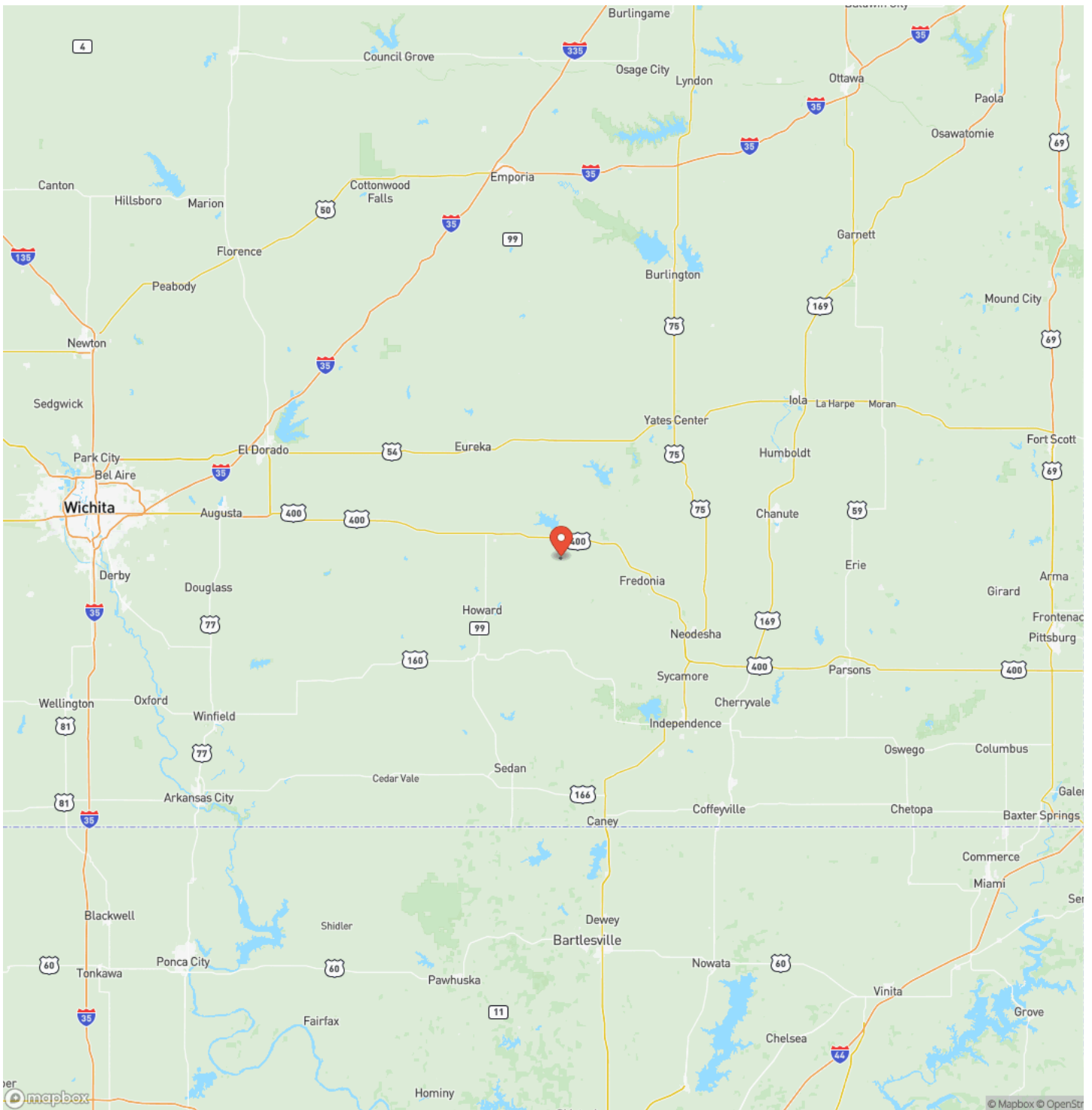
Fall River Homestead
Fall River, KS / Elk County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Graves

Mobile

(620) 440-2683

Email

cgraves@l2realtyinc.com

Address

City / State / Zip

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.



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DISCLAIMERS

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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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