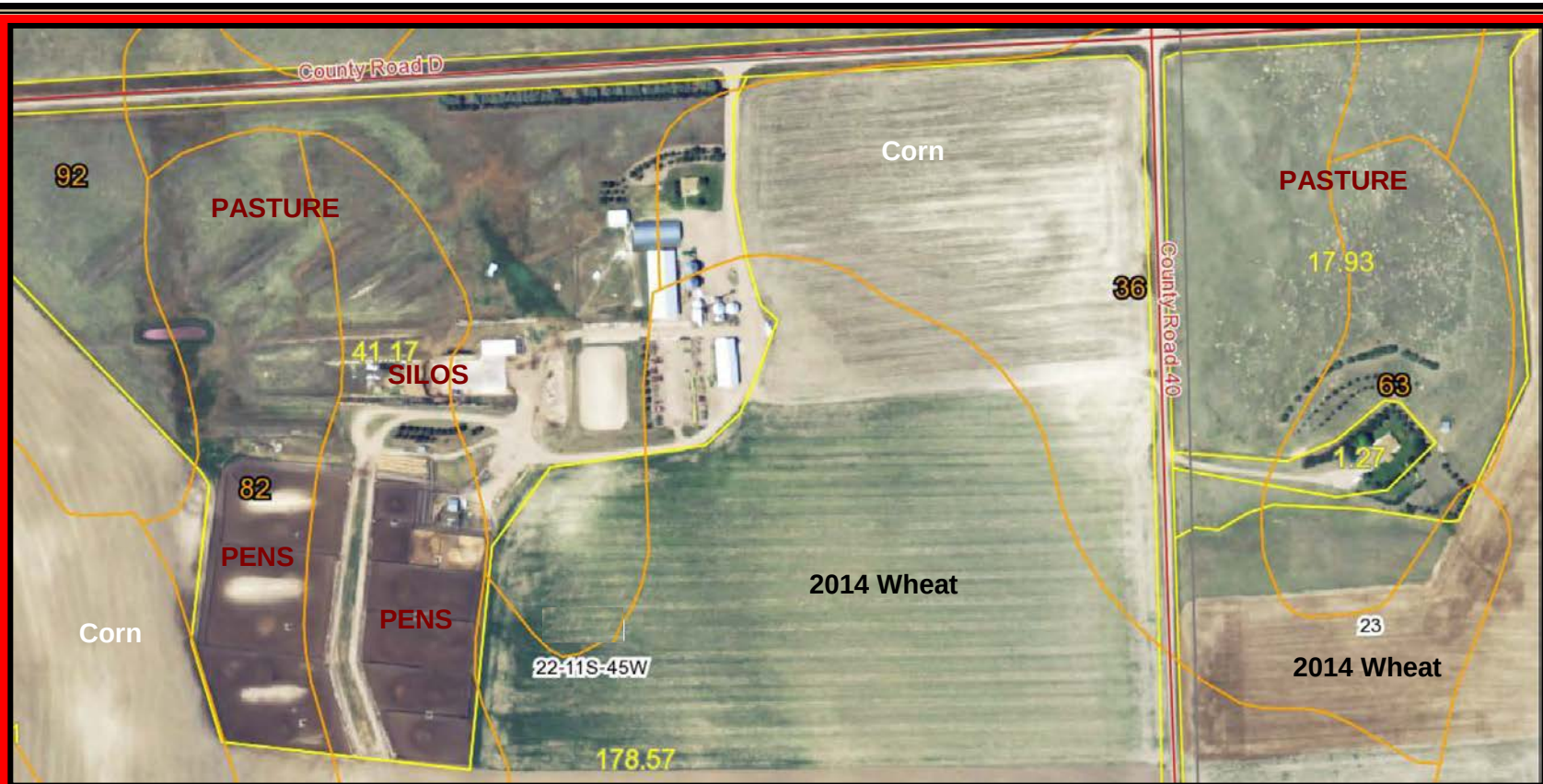




MINERAL RIGHTS: Seller will retain ½ of the existing mineral rights for a term of 10 years, or as long as production exists, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties. There is a current oil & gas lease of record on Section 22-11-45 thru 2017.

POSSESSION: Date of closing on the cropland acres and second house, subject to Seller's right to harvest the 2013 fall crops. Possession of main house, 40'x100 'shop and machine shed (60'x150') are negotiable.

REAL ESTATE TAXES: Seller will pay taxes for 2012 and all prior years. Taxes for 2013 will be prorated to the date of closing. (2012 taxes = \$6,083.64)

PRICE: \$6,000,000

www.farmandranchrealty.com

MAIN HOME

LOCATED IN THE NW CORNER OF 23-11-45



1,262 sq. ft. second home with 2 bedrooms & 1 bath. Home is located near the backgrounding lot in the NE corner of 22-11-45



Approx
3,116 sq. ft. brick
ranch home



- 4 bedrooms
- 4 baths
- Full finished basement

- Beautiful landscaping
- 26'x6' & 18'x17' open porches
- 8'x16' loafing shed

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NEAL MANN, Listing Agent - (785-635-2102)
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"When you list with Farm & Ranch, it's as good as SOLD!"



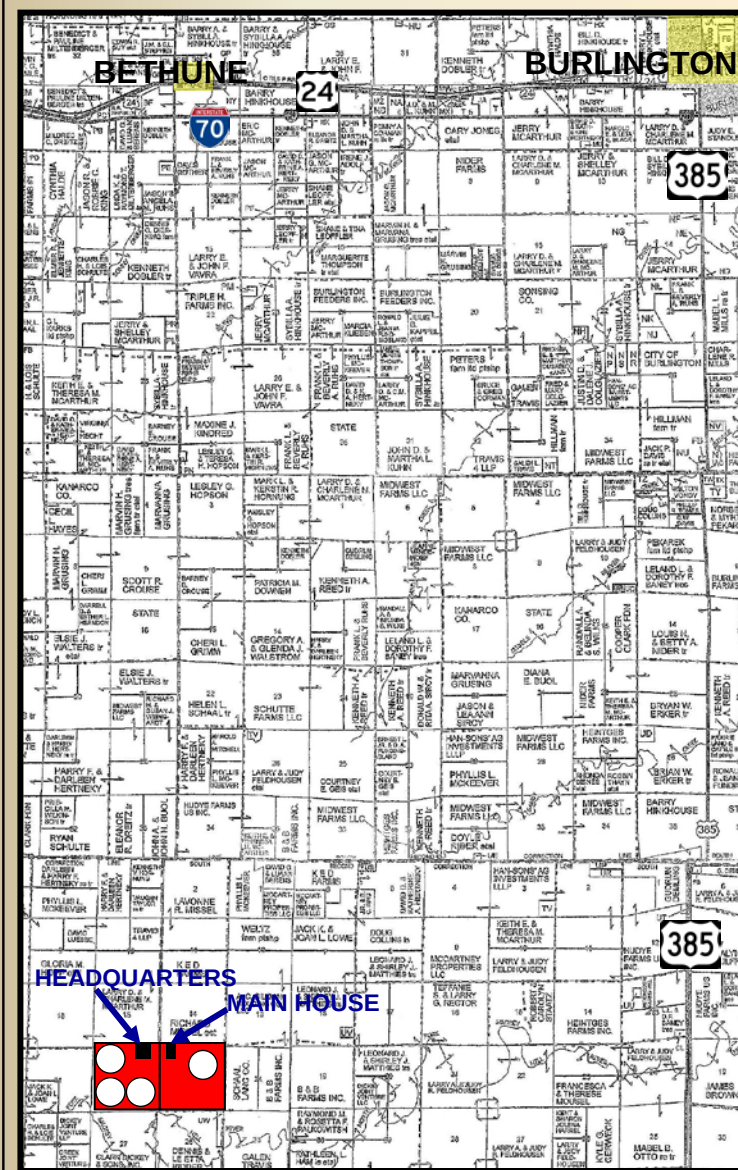
1,280+/- ACRE IRRIGATED & DRYLAND FARM W/MODERN FARMSTEAD & BACKGROUNDING LOT

**FOR
SALE**

KIT CARSON COUNTY, COLORADO

LEGAL DESCRIPTIONS:

All of Sections 22-11-45 & 23-11-45



FOR VIRTUAL TOUR VISIT
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