

**"Country Living at its BEST ..."**



**REMODELED COUNTRY HOME ON 40.0+/- ACRES**

**6403 OLD HWY 40 – PARK, KS**

LEGAL DESCRIPTION: A Tract in W/2 of 15-11-27

**PRICE: \$160,000**



**GARAGE**



**LILY POND**



**SHOP & LIVESTOCK FACILITY**

For Virtual Tour visit  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



**FARM & RANCH REALTY, INC.**

NEAL MANN, Listing Agent (785-635-2102)

1420 W. 4<sup>th</sup> – Colby, KS 67701

**TOLL FREE: 1-800-247-7863**

**Donald L. Hazlett – Broker**

*"When you list with Farm & Ranch, it's as good as SOLD!"*







### **MAIN FLOOR (1,092 SQ. FT.)**

**LIVING ROOM:** 14'X12'  
**FRONT ROOM:** 10'X11'  
**KITCHEN:** 12'X8'  
**BEDROOM 1:** 9'X11'  
**BEDROOM 2:** 9'X10'  
**BEDROOM 3:** 9'X9'  
**BATH:** FULL  
**UTILITY ROOM**



### **BASEMENT (1,092 SQ. FT.)**

**REMODELED** with family room, bedroom, bath and storage area.

The home has central heat and air, and includes: refrigerator, stove, dishwasher, window treatments, stackable washer & dryer, and propane tank. There is a wood burning stove in the shop.



**MINERALS:** All of the Seller's interest will transfer to the Buyer at closing.

**TAXES:** Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. (2012 Taxes = \$214.79)

**POSSESSION:** Date of closing on farmstead and after the 2013 grazing season on the grassland acres.



In addition to the outstanding home, this property includes well established windbreaks, 2-car 22'x30' garage, 18'x38' insulated shop building, horse barn, chicken house, washhouse, storm/vegetable cellar, lily pond, good fence and corrals. The property is conveniently near Quinter, Kansas, with easy access to I-70.

Don't miss this opportunity—properties such as this are few and far between!