

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

Edna Cooksey		JA Schmitt Farms LLC	Frances L. Smithson	Selensky Farms LLC	James Heier	Leo Ochs REV. TRUST #1		Richard R. & Judy Ochs
	RK	JA Schmitt Farms LLC		Claudia Jo Anderson IRREV. TRUST		Leo Ochs REV. TRUST #1		Leo Ochs REV. TR.#1
Thomas V Kindertsnecht 3		Cletus Burgardt		CR		Timothy Jon Dietz	Jacob Wildeman ETAL	Jacob W
Thomas Larry Mense derimecht 8 ETAL		Donald B. Mense 4		Billy Brooks Brooks		Danny L. Weyand		Daniel L Weyland
Thomas Kinderknecht		Frances & Rodney J. Mense	Lawrence Mense ETAL	Sophie Ochs	70 Delbert Heier	John & Susan Karlin REV.TRUST		Joseph Waldman TRUST
Zerr	lames J. 8. Carol fartman	DGCG Property LLC	Garry & Deanna Roberts	Edmund & Delores Zimmerman	Linus & Antonia Waldman	Nadean Jamison REV. TR. 2	Morie Heri	Joseph Waldman TRUST M. H. TRUST # 2
must L	illien M. Becker HEIRS	Linus & Antonia Waldman	Lillian M. Becker HRDS	Herbert S. Jamison TRUST #1		Conrad M. Popp	Dennis B. Jamison	Rufus W. Jamison REV.TST.

For Virtual Tour visit www.farmandranchrealty.com







NEAL MANN, Listing Agent (785-635-2102) 1420 W. 4th – Colby, KS 67701

TOLL FREE: 1-800-247-7863

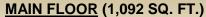
Donald L. Hazlett - Broker

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





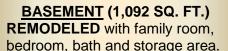




LIVING ROOM: 14'X12' FRONT ROOM: 10'X11' KITCHEN: 12'X8' BEDROOM 1: 9'X11'

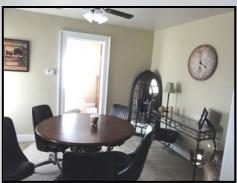
BEDROOM 1: 9 X11 **BEDROOM 2:** 9'X10' **BEDROOM 3:** 9'X9'

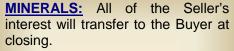
BATH: FULL UTILITY ROOM



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.







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!