



**FARM & RANCH REALTY, INC.**

PO BOX 947  
COLBY, KS 67701

**61+/- ACRES RAWLINS COUNTY, KS  
HUNTER'S PARADISE ON  
NORTH FORK OF BEAVER CREEK**



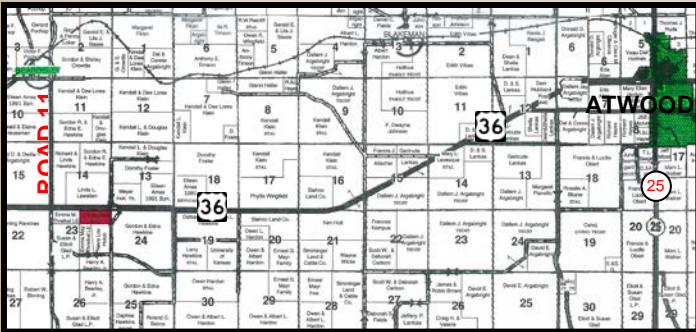


**HUNTER'S  
PARADISE!**

# FOR SALE

## 61+/- ACRES RAWLINS CO, KANSAS CROPLAND & IMPROVEMENTS

**LEGAL DESCRIPTION:**  
61± ACRES in N/2NE/4 &  
N/2NW/4 in 23-3-35



Statements, While Not Guaranteed, Are From Reliable Sources.

**LOCATION:** From the intersection of Hwy 36 & Hwy 25 in Atwood, Kansas, go 8½ miles West to the farmstead. **SIGNS WILL BE POSTED!!**

**MINERAL RIGHTS:** Sellers will retain 50% of the mineral rights for a term of 5 years. Said reservation will be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

**CROPS:** Subject to the tenant's rights thru the 2013 crop year.

**FSA INFORMATION:** Cropland acres - 26.7

**POSSESSION:** Date of closing, subject to tenant's rights.

**REAL ESTATE TAXES:** Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. (2012 taxes = \$3,503.81)

**PRICE REDUCED:** \$245,000

**NORTH FORK OF BEAVER CREEK**

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

**EXCELLENT HUNTING  
POTENTIAL**

•Deer •Turkey  
•Quail •Pheasant

### FARMSTEAD



Ranch style home built in 2000 with 2 bedrooms, 2 full baths and a full Basement that is partially finished. There is propane heat/air, and a built-in propane stove/oven. The property also includes a 24'x24' 2-car garage w/concrete floor and electricity, 98'x40' hay barn, corrals and other outbuildings.

## FARM & RANCH REALTY, INC.



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!"

