## FOR SALE 320 ACRES CROPLAND & GRASS WALLACE COUNTY, KS

**LOCATION:** From the intersection of Hwy 40 and Road 26 in Wallace, KS, go 8½ miles North on Road 26 to Expressway Rd, 1½ miles East, then 1 mile North on minimum maintenance road to the SW corner of the property. **SIGNS WILL BE POSTED!!** 

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

**CROPS:** There are no growing crops.

FSA INFORMATION: Cropland acres - 63.5

Grassland acres - 256.5+

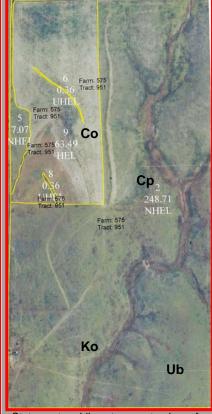
Land is not enrolled in the FSA program.

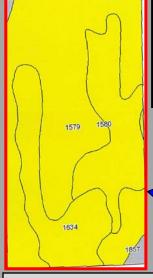
**POSSESSION:** Date of closing.

**TAXES:** Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 taxes = \$193.28)

**PRICE:** \$166,750

## www.farmandranchrealty.com





- SOIL LEGEND: Co – Colby silt loam, 3-5% slopes Cp – Colby silt loam,
- Cp Colby silt loam, 5-15% slopes
- Ko Kim-Otero complex, 6-25% slopes
- Ub Ulysses silt loam, 1-3% slopes

Statements, while not guaranteed, are from reliable sources.



## **LEGAL DESCRIPTION:** E/2 of 32-11-38

Trent S. Knobbe 36	Listle & Lloyd & Mary 31 Errna Williams	Forrest D. Harrison Lav Yssure  L. & E.J. Williams	Beachiner Southwest Flam Co.	Dames D. Harrison	Lindy
Jack Barta	LD & M.L. James M. Moregomery  Dennis W. Communication Street Market Mar	James M. Montgomery  5 Sharral R. Harrison  ESSWay	Beachner South (10) Farm Co.  4 O.  Rd	3	Lindy A 2 Zarurbar
Jack Barta 12 Forest D. Harrison LEV TRUST	Zanziber Holdings LP 7	Dennis W. A. Jerry Collins 8 James M. Montgomery	Zanzibar Holdings LP	10	Zarzkar F
Forest O. Harrison	Zanzibar Holdings LP  18 Sherrell R. Harrison	Zarolbar Holdings LP	Zanciber Holdings LP	Zanzibar Holdings LP	John L. & B Zanzk Holding
Forrest D. Harrison LAY, TREATY 24	Zenziber Holdings LP	Zanzibar Holdings LP	Zancibar Holdings LP	Zenziber Holdings UP	Shirtey 8, Eugene Z Lindemoen
Forest D. Harrison LIV. TREET	Pills K. Will Wayne A. Horlacher Philip Bussen Wayne A. Horlacher	Zanzibar Holdings LP	Gilbert R. Zanzibar Bussen Hoktings LP 28 Vernon D. 5 Disie A. Sussen Schernen	Zanzibar Holdings LIP 27	Patterson Family LLC William L. Dunber Jr. 879L
Shertyn Leo Daily 36	Wayne A. Horischer stral. 31	David R. Prostoki  32  Date & Elsine Hollrah	David FL. John S. & Delores Barker 33	John S. & Dolores Barker	David K. & Lisa K. Schemm
Shartyn Leo Daily	Forest D. Paul Harrison Fotopoulos LIV. TRIDET	Hibbert 1990 FAM. TR. 5	Dorothy A. Bussen 82V. 78.	Joshua Lee Voth 87AL 3 Jon Mark Voth	Philip Bussen
Nathryne L. Gacon . Nathryne 1. 12		Louise M. Pearce  8 Frank Mhalopoulos	Coldwater Interest L.P.  9 Gilbert & Barbara Bussen	Coldwater interest L.P.  Gilbert & Padent & Johns Frazien Protein Frazien	Eugene & Linden Virgi L. Bussen
Joseph A.Model	John H. & David R. Koneony Olden 18	David R. Kornery	Coldwater Dougliss Indexes Mackley LP, B Theodore Lock Theodore	Coldwarer Interest L.P.	Coldwater
British Reach Frithericon	19 Byan Pearce TELEST ETAL	Wayne H. Woodmancy 20 Theodore A. Bussen	George Holland Family STUX 21 Forrest D. Harrison LIV. TRUST STAL	Holland Family Fams Inc. 22 Mathew E. Pearce	Dorothy / SEV / 2

## FARM & RANCH REALTY, INC



STEVE HAZLETT, Listing Agent (785-443-3110)

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

**TOLL FREE 800-247-7863** 

**DONALD L. HAZLETT, BROKER** 

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

