



FARM & RANCH REALTY, INC.

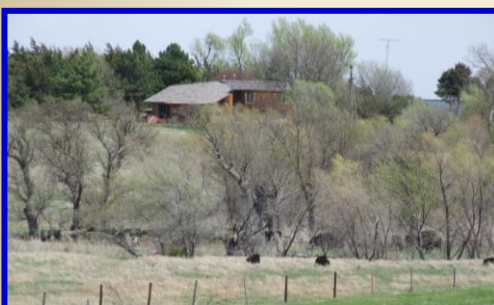
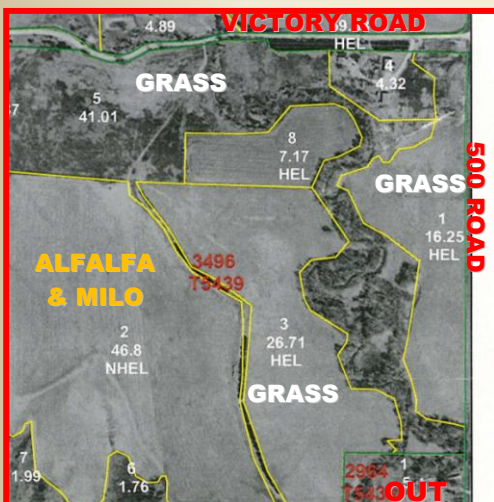
PO BOX 947
COLBY, KS 67701



**155+/- ACRES PHILLIPS COUNTY, KS
CROPLAND, GRASS & IMPROVEMENTS**



- Asphalt road access
- Cedar shake shingle roof
- Rural water supply to house with ample private well outside
- In-home UV & reverse Osmosis water treatment systems
- Double AC/Furnace units
- Natural Gas
- Private well for outdoors
- Excellent fences
- Live water through pastures
- Hunting grounds with abundant pheasant, quail, turkey & deer
- Nearby walk-in hunting access
- Centricon termite control system
- Weekly county trash pick-up



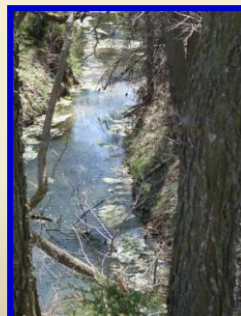
GREAT WINDBREAK



75'x48' STEEL BUILDING



63'x36' STEEL BARN



CREEK RUNS THRU PROPERTY



PENS & CORRALS

155+/- ACRES CROPLAND, GRASS & IMPROVEMENTS

FOR SALE

PHILLIPS COUNTY, KANSAS

LOCATION: From Phillipsburg, KS on Hwy 183, go 5 miles South to Hwy 9, then 6 miles West to 500 Road, and 1/2 mile North to the SE corner of the property.

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

CROPS: Crops are subject to a cash lease agreement. Buyer will receive the cash lease payment.

FSA INFORMATION:

Cropland Acres -	53.9
Grassland Acres -	96.8
Improvement Acres -	4.3

	<u>Base Acres</u>	<u>DCP Yield</u>
Wheat	14.3	36

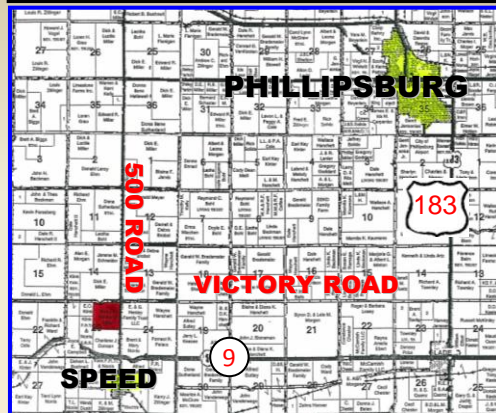
2010 FSA payments are subject to a cash lease agreement.

POSSESSION: Possession will be date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 taxes = \$1,936.38)

PRICE: \$475,000

LEGAL DESCRIPTION:
NE/4 OF 23-4-19, less a 5 ac tract



Statements, While Not Guaranteed, Are From Reliable Sources.

MODERN 2,800 SQ. FT. QUAD LEVEL HOME OVERLOOKING SCENIC CREEK AND PASTURES!

3 Bedrooms, 2½ baths, newly remodeled kitchen, island w/stovetop & barstools, dbl oven & oak cabinets, cathedral ceilings & skylights, wood burning stone fireplace, partial basement, well landscaped yard, attached garage and cedar deck with jacuzzi.

The property also includes a 63'x36' steel barn with pens and steel pipe corrals, loading facilities and 2 automatic watering units, a 75'x48' steel building w/partial concrete floor, detached garage/storage building, and well established windbreak.



For a Virtual Tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent
(785-650-9970)

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!"

