



FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

**160 ACRES SHERMAN COUNTY, KS
CROPLAND & GRASS WITH TWO COUNTRY HOMES**

GUEST COTTAGE

MAIN HOME



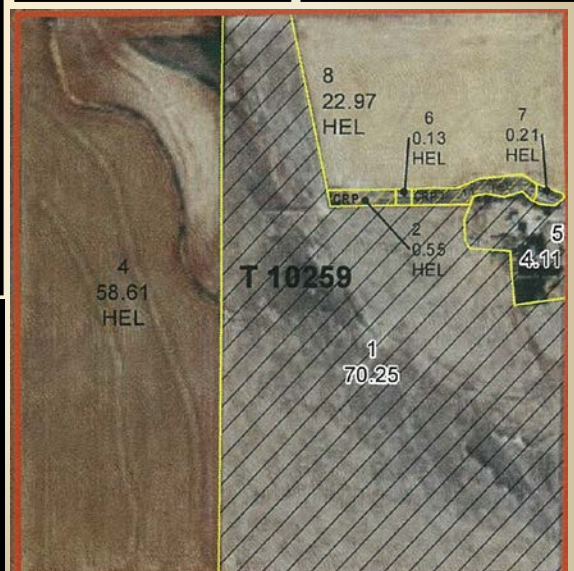
COUNTRY LIVING

MAIN HOME: 5 bedroom, 2½ bath ranch style home with full basement, wood deck, storage shed, barn and established windbreak.

GUEST COTTAGE: 1 bedroom, 1 bath cottage with full basement and detached garage.

There is bluegrass lawn with underground sprinklers. New windows and doors, egress windows in basement, modern septic tank. There is an established windbreak with 500 trees on drip irrigation. Other buildings include a single car detached garage, and barn.

There is a 6,000 watt, 8HP Briggs & Stratton generator wired to house and well for power backup.



160 ACRES SHERMAN COUNTY, KS

FOR SALE

CROPLAND & GRASS W/TWO COUNTRY HOMES

LEGAL DESCRIPTION: SE/4 of 36-9-40

LOCATION: From the I-70 exit 17 at Goodland, KS, go 7 miles South to the NE 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 -	81.9
CRP acres -	1.7
Grass & farmsteads acres -	76.9±

	Base Acres	DCP Yield
Wheat	42.8	39
Sunflowers	15.3	826

All FSA farm program payments associated with the 2014 crop year will be subject to the new Farm Bill provisions.

CRP INFORMATION: There are 2 CRP contracts currently enrolled in the CRP program thru 2017 on this quarter. Total annual payment for both contracts is \$64. Buyer will receive 100% of the 2014 CRP payments.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2013 and prior years. Taxes for 2014 will be prorated to the date of closing. (2013 taxes =\$1102.18)

PRICE: \$424,900



COUNTRY HOMES



The country homes are located 7 miles South of Goodland on Hwy 27.

MAIN HOME: 5 bedroom, 2½ bath ranch style home with full basement, wood deck, storage shed, barn and established windbreak.

GUEST COTTAGE: 1 bedroom, 1 bath cottage with full basement and detached garage.

For a Virtual Tour visit

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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DONALD L. HAZLETT, BROKER



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

