

OCT. 19 STROH AUCTION — TRACT 12

15± Acre Country Home — Yuma Co., CO

Great View on Republican River



ATTRACTIVE AND COMFORTABLE 2,080 sq. ft. home has some beautiful hardwood floors, central heat & air conditioning with humidifier, productive orchard, & refreshing views of alfalfa & river-bottom (Tract 11).



27' x 40' Garage/Workshop

BEAUTIFUL 15± ACRES

- Great view of Riverbottom from 24'x16' deck
- Adjacent to large Southwest Republican Wildlife Area
- Orchard & Garden Area including apple, cherry, apricot trees; black berries, raspberries and strawberries
- Fenced area suitable for horses and other livestock
- Purchaser of Adjacent Tract 11 is eligible for Landowner's Voucher for deer for Area 103.

MAIN FLOOR

- Living/Dining Room
- Custom Kitchen
- Breakfast Nook
- Master Bed & Bath
- Office/Study

FULL BASEMENT

- 1 Bedroom, 1 Bath
- Fruit/Storage Room
- Large Laundry Room
- Craft/Project Room

SECOND FLOOR

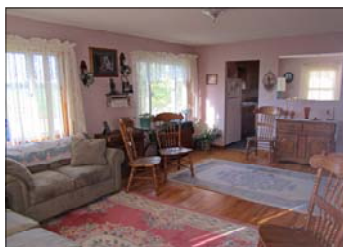
- Family Room
- Gas-log Fireplace
- Storage Closets
- Computer Area



Kitchen w/custom cabinets



Breakfast Nook w/great views



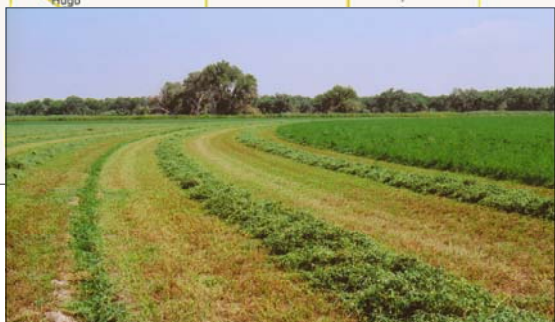
Living Room/Dining Room



View of Living Room

AUCTION OF PROPERTY:

10 A.M. CT, OCT. 10, 4-H BUILDING, ST. FRANCIS, KS



View of Irrigated Alfalfa (Tract 11) from Home



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