

FOR SALE

5 ACRE HOMESTEAD

5705 Road 23 - Goodland, KS

SHERMAN COUNTY, KS

LEGAL DESCRIPTION: TRACT OF APPROX 5 ACRES IN THE SW/4 OF 26-9-39

LOCATION: At the intersection of Hwys 24 & 27 at Goodland, KS, go 7 miles South to Road 57, 4 miles East to Road 23, then 1/8th mile North. SIGNS ARE POSTED!

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

POSSESSION: Date of closing.

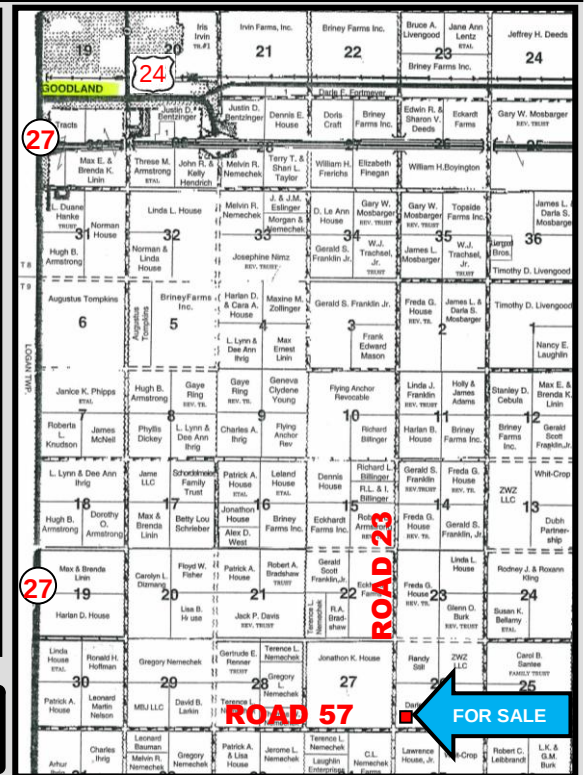
REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years and taxes for 2010 will be paid by the Buyer. (2009 TAXES - \$1,913.80)

IMPROVEMENTS: 1,568 sq. ft. ranch style home with 3 bedrooms (all with walk-in closets), master bath, full bath, oversized laundry room with storage closet, lots of extra storage throughout the home, oversized 2-car attached garage, and 50'x 80' shop building with electricity, and large OH door.

PRICE: \$170,000

Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com



50'x80' SHOP BLDG



FARM & RANCH REALTY, INC.

1420 W. 4th, Colby, KS 67701

800-247-7863 or (785) 462-3904

Donald L. Hazlett - Broker

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

