



FOR SALE

510 ACRES GRASSLAND

WALLACE COUNTY, KS

LEGAL DESCRIPTIONS:

S/2 OF 21-12-41, SW/4 OF 22-12-41, (less a tract) AND A TRACT IN NW/4 OF 22-12-41

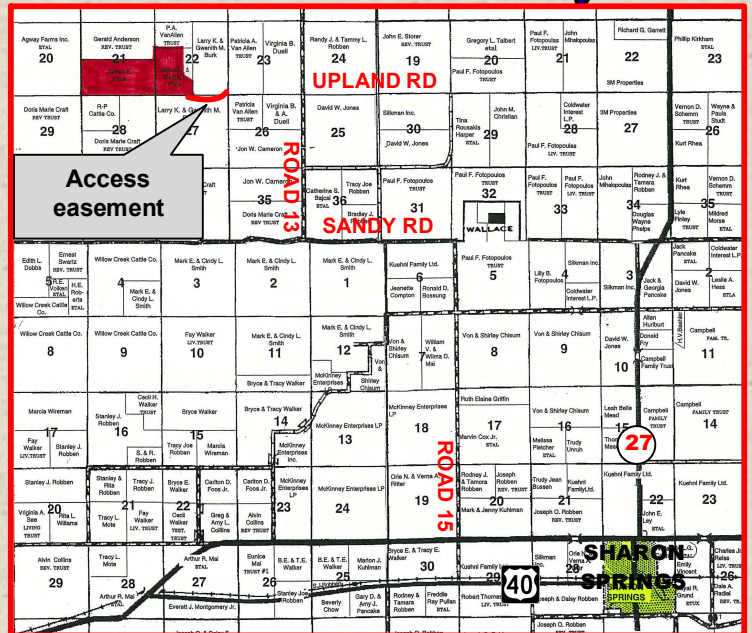
LOCATION: From the intersection of Hwys 27 & 40 at Sharon Springs, KS, go 2½ miles West on Hwy 40 to Road 15, then 4½ miles North to Sandy Road, then 2 miles West to Road 13, then 2 miles North to Upland Road, and 1½ miles West to the SE corner of the property.

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

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer. (2009 taxes: \$282.80)

POSSESSION: Date of closing.

PRICE: \$280,500



Well #1:
40' deep,
Windmill, 15'
fiberglass
tank



Well #2: 80' deep, 21' to static, pump set at 42', will pump 10 GPM, New solar panel with pump, 15' fiberglass tank.



Well #3: 20' deep, Windmill, submersible pump with electric cord to connect to generator, 15' fiberglass tank and 9' poly tank.

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



Steve Hazlett, Listing Agent

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