

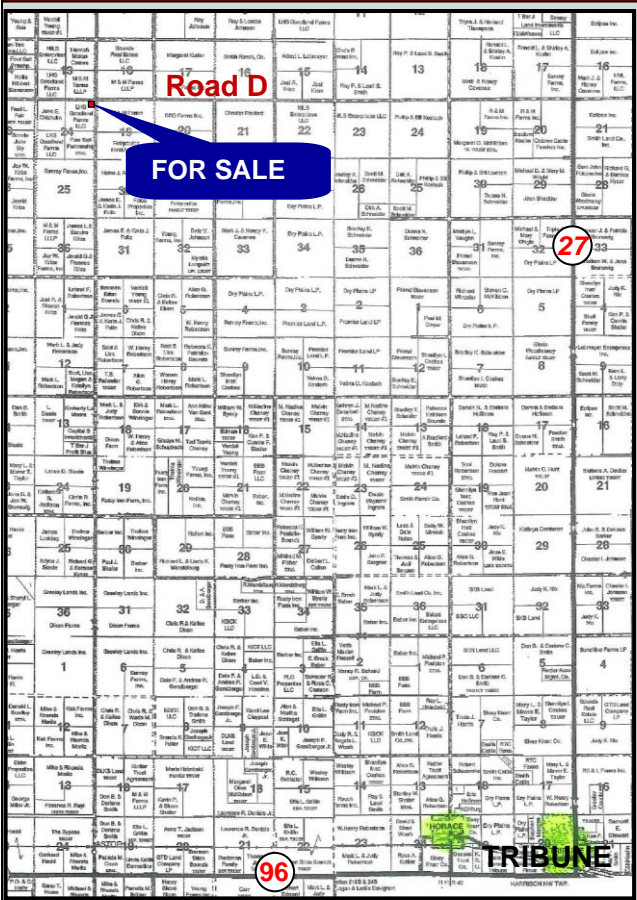
FOR SALE



797 COUNTY RD D, TRIBUNE, KS 2.0+/- ACRES W/COUNTRY HOME & BUILDINGS

LEGAL DESCRIPTION:
A TRACT OF APPROX. 2.0 ACRES IN THE NE/4NE/4
OF SECTION 24-16-42

LOCATION: From the intersection of Hwys 96 & 27 in Tribune, Kansas, go 13 miles North to Road D, then 8 miles West to the NE corner of the property. **SIGNS WILL BE POSTED!**



FOR SALE

IMPROVEMENTS: 2,800+ sq. ft. home with 5 bedrooms, 2½ baths, finished basement, and attached 2-car garage. House is on natural gas. All kitchen appliances are included in the sale. Also included are a 26'x50' storage building and a 48'x50' shop building.



FILE PHOTO



FILE PHOTO



FILE PHOTO



FILE PHOTO

POSSESSION: Date of closing.
REAL ESTATE TAXES: Taxes for 2021 will be prorated to the date of closing. (2020 taxes = \$1,295.88)

PRICE: \$195,000

For virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

KASSIE WEINLAND Listing Agent
(785-821-0852)
1420 W. 4TH • COLBY, KS
Toll Free - 800-247-7863
Donald L. Hazlett, Broker

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



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



2.0+/- ACRES W/COUNTRY HOME & BUILDINGS
TRIBUNE, KANSAS

- ❖ METAL SHINGLES
- ❖ CENTRAL HEAT AND AC
- ❖ VINYL PRIVACY FENCE & UNDERGROUND SPRINKLERS
- ❖ FARMSTEAD INCLUDES 2 WATER WELLS:
 - 1 FOR UNDERGROUND SPRINKLERS
 - 1 FOR HOUSE AND SHOP
- ❖ SEPTIC SYSTEM WITH LEACH FIELD
- ❖ 3) 500 GALLON FUEL TANKS W/PUMPS
- ❖ 48' X 60' SHOP BUILDING, 8" CONCRETE FLOOR, HEATED & INSULATED
- ❖ 26' X 50' STORAGE BUILDING, 4" CONCRETE FLOOR AND WIRED FOR ELECTRICITY

26'x50' STORAGE BUILDING



48'x60' SHOP BUILDING



FILE PHOTO

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