

FOR SALE

THOMAS COUNTY, KANSAS

185 S. FRANKLIN - COLBY, KS

LEGAL DESCRIPTION: SOUTH 24' OF LOT 2 AND THE NORTH 20' OF LOT 3, BLOCK 2 OF THE SOUTH VIEW ADDITION TO THE CITY OF COLBY



800 SQ. FT.

LR: 16' x 10'
KIT: 16' 5" x 11'
DR: 9' 7" x 11' 2"

BR: 8' 2" x 13' 9"
BR: 8' x 13' 9"
BATH: FULL

Statements, While Not Guaranteed, Are From Reliable Sources.

PRICE: \$ 28,500

- ❖ TWO BEDROOMS
- ❖ ONE BATH
- ❖ COVERED FRONT GREETING AREA
- ❖ COVERED SIDE PATIO
- ❖ GAS WALL FURNACE
- ❖ WINDOW AIR CONDITIONING
- ❖ LIGHT OAK CABINETS
- ❖ NEUTRAL WALLS & FLOOR COVERING

2009 TAXES = \$392.95
AVG CITY BILL - \$122.57
AVG GAS BILL - \$57.98

INCLUDED IN SALE:

- REFRIGERATOR
- STOVE
- MICROWAVE
- DISHWASHER
- WINDOW AC
- DRYER IN SHED

FARM & RANCH REALTY, INC.

NAOMI WARD, Listing Agent
(785-672-8618)

1420 W. 4TH • COLBY, KS

Toll Free - 800-247-7863

Donald L. Hazlett – Broker



www.farmandranchrealty.com

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