

# REAL ESTATE AUCTION

## *Spring Valley Ranch*

Sharon Springs, KS Fairgrounds Event Center

### PROPERTY INFORMATION

<b>Location:</b>	<b>Sharon Springs, Kansas 67758</b>
<b>County:</b>	<b>Wallace</b>
<b>Property Type:</b>	<b>Ranch / Residential</b>
<b>Bedrooms &amp; Baths:</b>	<b>4 BR / 2 BA</b>
<b>Tenant House:</b>	<b>4 BR / 2.5 BA</b>
<b>Exterior:</b>	<b>Brick (Main Home) /Wood (Tenant Home)</b>
<b>Acreage Size:</b>	<b>8,042 +/- Acres</b>
<b>Outbuildings:</b>	<b>Large Modern Shop &amp; Several Outbuildings</b>
<b>Fireplace:</b>	<b>1 - Wood Burning</b>
<b>Electric:</b>	<b>City of Sharon Springs, Kansas</b>
<b>Gas:</b>	<b>City of Sharon Springs, Kansas</b>
<b>Water/Sewer:</b>	<b>City of Sharon Springs, Kansas</b>
<b>School Systems:</b>	<b>Wallace County School District</b>
<b>Fire Department:</b>	<b>Wallace County Rural Fire District 2</b>
<b>Security:</b>	<b>Wallace County Sheriffs' Office</b>

#### AUCTIONEER'S NOTE:

- **Spring Valley Ranch is an 8,042+/- Acre Western Kansas Ranch with Panoramic Views of the Rolling Plains. It contains Fifteen (15) Contiguous Sections of BEAUTIFUL Ranch Land.**

This one-of-a-kind Ranch is available prior to live auction. Call the office to schedule your private tour, today!



A PREMIER REAL ESTATE MARKETING FIRM