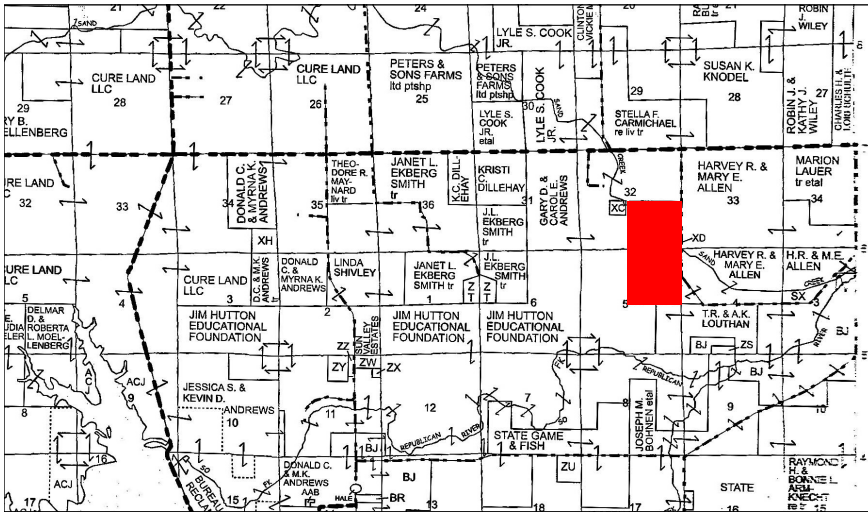


323± Acres CREP, CRP & Grass!



The property is located in Southeast Yuma County. 1/2 mile South of the intersection of County Road 7 and County Road QQ on the West side of the road.

**Listed Price: \$630,000
Approx. 2014 Taxes: \$579.80**

323± TOTAL ACRES

- ▶ **105.4± Acres Grass**
- ▶ **217.6± Acres in CRP Contracts**
 - ✓ **\$232,527** in Contract Pmts. over the next 8 yrs.
 - ✓ **113± Ac. @ \$108.84/Ac.; Expires 9-30-22**
 - ✓ **79.9± Ac. @ \$103.44/Ac.; Expires 9-30-22**
 - ✓ **18.1± Ac. @ \$37.34/Ac.; Expires 9-30-22**
 - ✓ **6.6± Ac. @ \$39.70/Ac.; Expires 9-30-17**
- ▶ **2 RRWCD Contracts**
 - ✓ **100± Ac. @ \$25/Ac.**
w/ Additional \$133.33/Ac. payments in '16 & '21; Expires 9-30-22
 - ✓ **65± Ac. @ \$15/Ac.**
w/ Additional \$83.33/Ac. payments in '16 & '21; Expires 9-30-22

WELL INFORMATION

- ✓ **Retired Irr. Well w/Stock Permit # 283242**
- ✓ **Retired Irr. Well #16335-FP**
- ✓ **Existing Stock Well**



Reese W. Shay, Listing Broker - 970-630-5006



SHAY REALTY, INC.

**107 E. Washington, PO Box 576
St. Francis, KS 67756**

**www.shayrealty.com
Reese@ShayRealty.com**

This information, while not guaranteed, is from sources believed to be reliable.