

# FOR SALE

## 160+/- ACRES CRP

### NESS COUNTY, KANSAS

**LOCATION:** From the intersection of Hwy 4 & D Road at Utica, Kansas, go 4 miles North to the Gove/Ness county line, then ½ mile East to the NW corner of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Seller will retain ½ of the mineral rights for a term of 10 years or for as long as production, if any, exists. The reservation will be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

This land is in an area of oil activity, and the minerals are not currently leased for oil & gas!

**FSA INFORMATION:** CRP acres: 152.1  
Grassland acres: 7.9±

**CRP PAYMENTS:** There are 152.1 acres currently enrolled in the CRP program through 9/30/21 at \$39.17 per acre for a total annual payment of \$5,958.

The 2014 CRP payment which will accrue from October 1, 2013, through September 30, 2014, will be prorated to the date of closing. Buyer will receive 100% of the 2015 CRP payment.

**POSSESSION:** Date of closing.

**REAL ESTATE TAXES:** Taxes for 2014 will be prorated to the date of closing. (2013 taxes = \$306.60)

**PRICE:** \$250,000

#### LEGAL DESCRIPTION: NE/4 OF 2-16-26

GOVE COUNTY				TREGO	
NESS COUNTY					
Dodrill FAMILY TRUST 5	Thornburg 4	Thornburg 3	Colalee Thornburg TRUST	Gary & Kenneth Albers 1	Gary & Allyson Albers
Jon & Maxine Nuttle 8	Darryl D. & Lavina Johnson 9	Ilene Norton trust 10	Gloria Williamson SUT. 11	Traynum & Gaynell Wingard 12	Frank X. Miller R.L. Turner
Laverne R. & Martha Carlson	Keith Peters	Robert B. & William Wilcox	Dorothy Stecklein	George & Mary Petersen	Thomas J. & Judy L. Bernick
Laverne & Neil Carlson	Laverne & Martha Carlson	Donald D. Baker	Dorothy Stecklein	Glenn L. Huggins	Vernon L. Evel
Laverne & Neil Carlson	Donald D. Baker	Dorothy Stecklein	Darrell & Agnes Holmes	Glenn L. Huggins	A. Joann Walker
Paul & Marilyn J. Cambron	D.P. & P. Horchern	Hilton K. Tokoi ETAL	Hilton K. Tokoi ETAL	Alice M. & Evel Anton	Paula Sutherland ETAL
Laverne R. & Martha Carlson	Jane Lovady TRUST	Bryce Scott Peters ETAL	Bryce Scott Hae Peters	4	Terry L. & Laurie Bernick
Lori Lyn Sheltonbaker ETAL	Eunice P. Horchern	Wilma Buxton Mitten	Rita B. Rolf ETAL	R. Schindt	Gordon J. & Mary L. Breit
Sharon K. McKinnie ETAL	D.P. & P. Horchern	Darrell M. Holmes	Sandra Sue Allen	26	Marguerite P. Stutz
Statements While Not Guaranteed, Are from Reliable Sources				25	Elsie Babcock TRUST



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## FARM & RANCH REALTY, INC.

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