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:

Grassland acres:

152.1 7.9<u>+</u>

<u>CRP PAYMENTS:</u> 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.

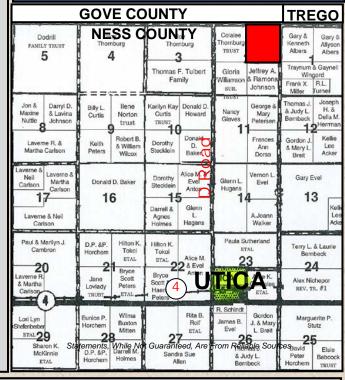
The 2014 CRP payment which will accrue from October 1, 2013, through September 30, 2014, will be prorated to the date of closing. Buyer will receive 100% of the 2015 CRP payment.

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







For a virtual tour visit

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



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