

FOR SALE

PRICE REDUCED

160 ACRES CROPLAND

NORTON COUNTY, KS

LEGAL DESCRIPTION: S/2NE/4 & N/2SE/4 of 23-1-25

LOCATION: From Reager, Kansas, go 8 1/4 miles North to the SE corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CROPS: Crops are subject to the tenant's rights. Buyer will receive the landlord's 1/3rd share of the 2014 corn crop.

FSA INFORMATION: Cropland acres - 162.93

	Base Acres	DCP Yld
Wheat	63.1	41
Oats	5.9	41
Corn	16.8	54
Grain Sorghum	43.4	47
Soybeans	1.9	32

All FSA farm program payments associated with the 2014 crop year will be subject to the new Farm Bill provisions.

POSSESSION: Date of closing, subject to tenant's rights.

REAL ESTATE TAXES: Seller will pay taxes for 2013 and prior years. Taxes for 2014 will be the responsibility of the Buyer. (2013 taxes = \$905.68)

PRICE REDUCED: ~~\$480,000~~ to \$400,000

Statements, While Not Guaranteed, Are From Reliable Sources.

SOIL DESCRIPTIONS

- 2674 – Holdrege silt loam, 1-3% slopes
- 2578 – Coly & Uly silt loams, 610% slopes
- 2812 – Uly silt loam, 10-20% slopes
- 2819 – Uly silt loam, 6-11% slopes

For a virtual tour visit www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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