

# FOR SALE

## 260 ACRES CROPLAND & GRASS

### RAWLINS COUNTY, KS

#### LEGAL DESCRIPTION:

**NE/4 of 27-5-34 and  
West 100 acres in NW/4 of 26-5-34**

**LOCATION:** From the Rawlins/Thomas County line, go 4 miles North on Hwy 25 to Road E, then 3 miles West to Road 17, then 2.5 miles South to the NW corner of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Mineral rights are believed to be 100% intact and Sellers will transfer 100% of the mineral rights to Buyer at closing.

**CROPS:** There are no growing crops at this time.

**POSSESSION:** Date of closing.

**FSA INFORMATION:** Cropland Acres: 228.1  
Grassland Acres: 31.9±

#### BASE ACRES DCP YIELD

Wheat	104.1	37
Corn	11.7	44
Grain	22.4	46

Buyer will receive 100% of all FSA payments associated with the 2014 crop year, if any.

**TAXES:** Seller will pay taxes for all of 2013 and prior years. Taxes for 2014 will be the responsibility of the Buyer.

(2013 taxes = \$786.42)

**PRICE:** \$650,000

Statements, while not guaranteed, are from reliable sources.

[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

## FARM & RANCH REALTY, INC.

Travis Weaver, Listing Agent

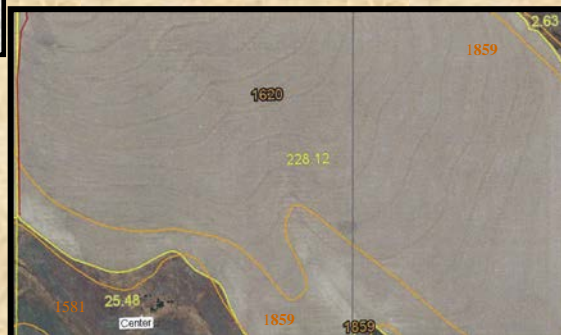
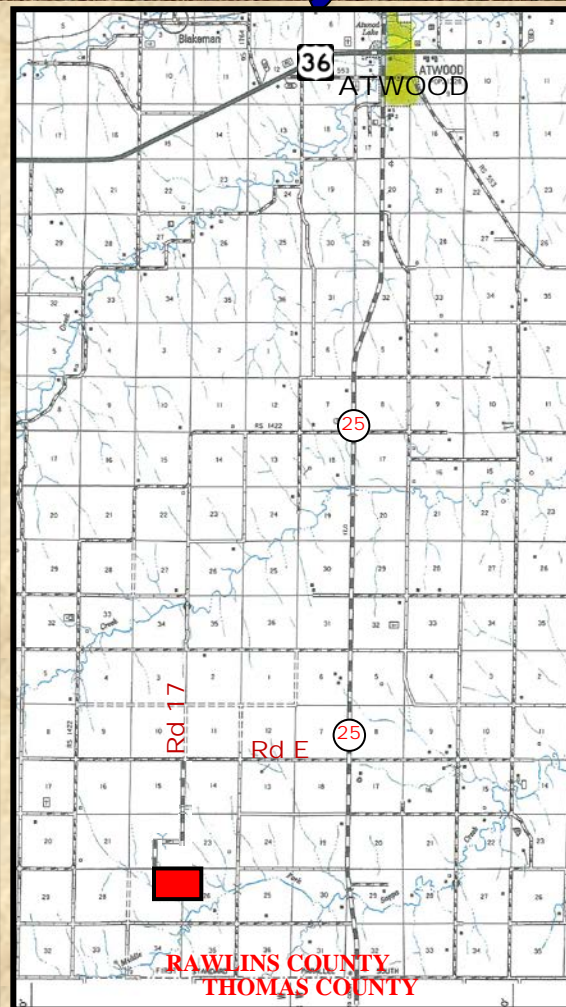
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**TOLL FREE: 1-800-247-7863**

**DONALD L. HAZLETT, BROKER**

"When you list with Farm & Ranch, it's as good as SOLD!"



#### SOIL LEGEND

1620 – Keith silt loam, 1 to 3 percent slopes  
1859- Ulysses silt loam, 3 to 6 percent slopes  
1581- Colby silt loam, 10 to 25 percent slopes