

**PRICE
REDUCED**

FOR SALE

98.0+/- ACRES CROPLAND

GOVE COUNTY, KS

**LEGAL DESCRIPTION: A TRACT IN THE
SW/4NW/4 & SW/4 of SECTION 10-11-26**

LOCATION: From Quinter, Kansas, on Castle Rock Road, go 2 miles North to County Road CC, and 2 miles East to the SW corner of the property. **SIGNS WILL BE POSTED!!**

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

CROPS: There are no growing crops.

FSA INFORMATION: Cropland Acres - 93.04

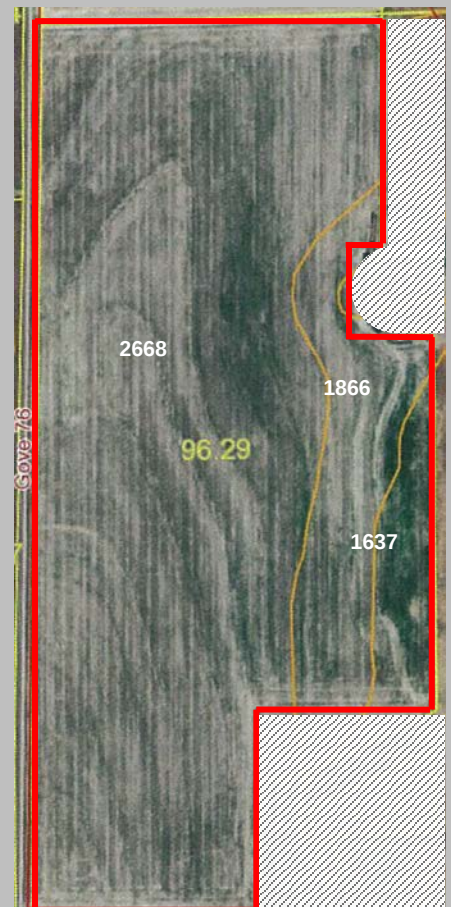
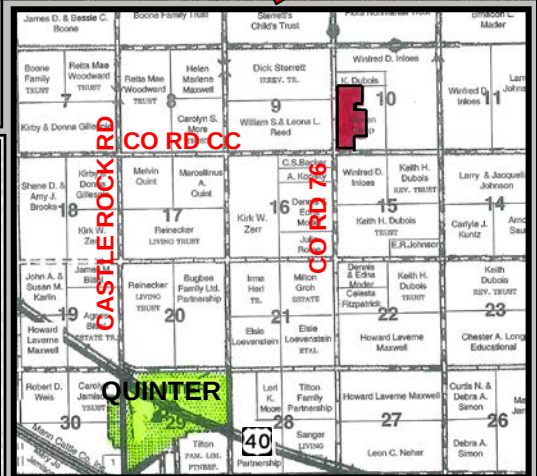
	Base Acres	DCP Yield
Wheat	28.2	36
Grain Sorghum	31.3	43

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

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to the date of closing.
(2012 Taxes: \$315.82)

PRICE REDUCED: ~~\$350,000~~ \$318,500



Statements, While Not Guaranteed, Are From Reliable Sources.



For a virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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Toll Free - 800-247-7863

DONALD L. HAZLETT, BROKER

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

SOIL LEGEND TYPES:

- 2668- Holdrege silt loam - 0- 3%
- 1866 - Ulysses-Colby complex - 3- 6%
- 1637 - Kim-Penden clay loams, 6-15%