

FOR SALE

80 ACRES CROPLAND

GOVE COUNTY, KS

LEGAL DESCRIPTION: E/2NE/4 of 23-13-26

LOCATION: From I-70 Exit 107 at Quinter, Kansas, go 11 miles South to CR O, 4 miles East to CR 80, then 1/2 mile 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: There are no growing crops.

FSA INFORMATION: Cropland Acres - 76.9

	Base Acres	DCP Yield
Wheat	57.2	35
Corn	19.1	93

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

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to date of closing. (2012 taxes - \$283.42)

PRICE: \$280,000

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FARM & RANCH REALTY, INC.



NEAL MANN, Listing Agent (785-635-2102)

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SOIL DESCRIPTIONS

- 2612 - Harney silt loam, 0-1% slopes
- 2613 - Harney silt loam, 1-3% slopes
- 1859 - Uly silt loam, 3 - 6% slopes

CR 80