

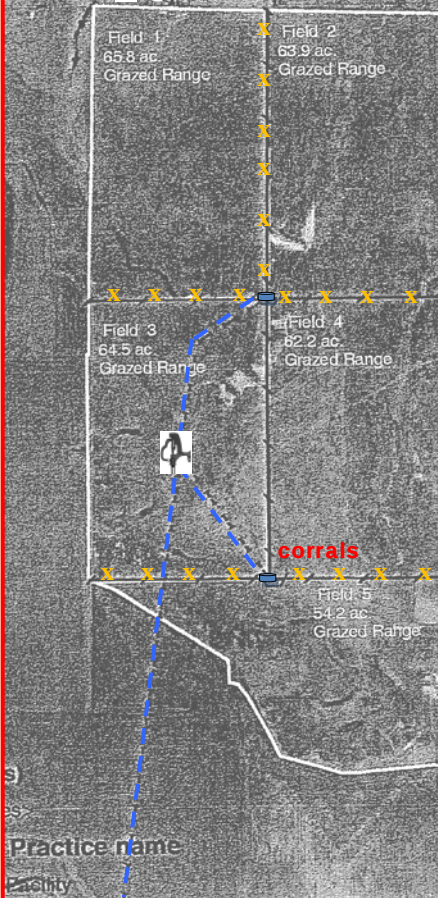


FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

**600+/- ACRES GOVE COUNTY, KS
CRP & GRASS**



**This Conservation Map
is a diagram of the
318.7+ grassland acres.**



LEGEND:

- | | | | |
|--|---------|--|-----------|
| | Fence | | Tank |
| | Hydrant | | Pipe line |

FOR SALE

600+/- ACRES CRP & GRASS

GOVE COUNTY, KS

LEGAL DESCRIPTION: E/2NE/4 & SE/4 of 18-14-26 and
E/2 & E/2E/2SW/4 of 19-14-26

LOCATION: From I-70 exit 107 at Quinter, Kansas, go 15 miles South on Castle Rock Road to the NE corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will retain 100% of the mineral rights for a term of 10 years or for as long as production, if any, exists.

CROPS: There are no growing crops.

FSA INFORMATION:

CRP Acres -	281.3
Grassland Acres -	318.7±

CRP INFORMATION: There are 3 current CRP contracts in effect thru 9/30/16:

•78.5 acres @\$42.33 per acre	= \$ 3,323
•164.5 acres @ \$45.14 per acre	= \$ 7,426
•38.33 acres @ \$45.52 per acre	= \$ 1,743
Total annual payments	= \$12,492

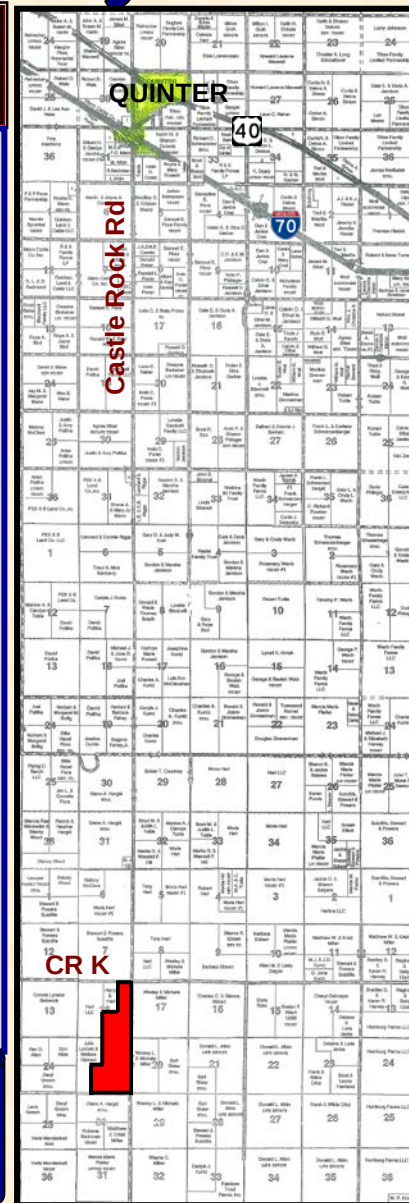
The 2013 CRP payments, which will accrue from October 1, 2012, through September 30, 2013, will be prorated to the date of closing.

POSSESSION:

- Date of closing on the CRP acres.
- November 1, 2013, on the grassland acres.

REAL ESTATE TAXES: Seller will pay taxes for all of 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. (2012 Taxes = \$825.48)

PRICE: \$785,000



For a Virtual Tour visit

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



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