

# FOR SALE

## 232+/- ACRES CROPLAND & CRP

### GRANT COUNTY, KANSAS

**LOCATION:** From Ulysses, Kansas, go 14 miles South on Hwy 25, then 5 miles East to the SW corner of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Seller will convey surface rights only to the Buyer at closing.

**CROPS:** The Buyer will receive the landlord's 1/3<sup>rd</sup> share of the 2013 growing wheat crop.

**FSA INFORMATION:**

Cropland acres -	114.9
CRP acres -	113.7

	Base Acres	DCP Yield
Wheat	55.5	37
Grain Sorghum	8.5	70

Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA wheat payments and 100% of all FSA feed grain payments associated with the 2013 crop year.

**CRP INFORMATION:**

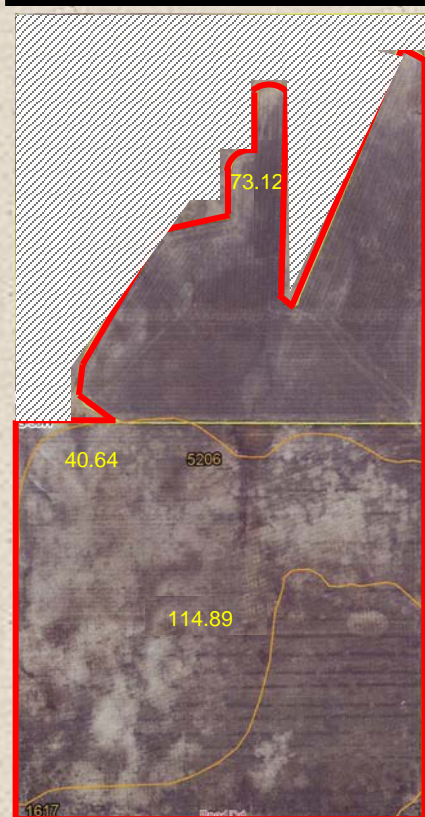
- There are 73.1 acres currently enrolled in the CRP program through 9/30/2020 at \$36.00 per acre for a total annual payment of \$2,632.
- There are 40.6 acres currently enrolled in the CRP program through 9/30/2020 at \$32.70 per acre for a total annual payment of \$1,462.
- The 2013 CRP payments will be prorated to the date of closing.

**POSSESSION:** Date of closing on the CRP and after the 2013 wheat harvest on the planted wheat 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 for entire half section = \$181.82)

**PRICE:** \$254,000

**LEGAL DESCRIPTION:**  
232± ac in E/2 of 34-30-36



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## FARM & RANCH REALTY, INC.

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