

FOR SALE

230+/- ACRES CROPLAND, GRASS & CRP

NORTON COUNTY, KS

LOCATION: From the intersection of Hwy 9 and Road W6 at Lenora, Kansas, go 3½ miles North to Road X, then 1½ miles West to the NE corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Mineral rights are subject to a prior 50% reservation of record, and the Buyer will receive the Seller's 50% share of the mineral rights at closing.

CROPS: 2013 crops will be retained by the tenant and Buyer will receive 100% of the cash rent payments for 2013 in the amount of \$4,880 on the cropland acres.

GRASS: Grass acres are rented through 2013 at \$15/acre with the Buyer to receive 100% of the rent.

FSA INFORMATION:

Cropland acres -	139.9
CRP acres -	9.1
Grass acres -	81.0±

	Base Acres	DCP Yld
Wheat	100.6	30
Corn	14.5	44
Grain Sorghum	6.9	44

All FSA payments associated with the 2013 crop year, if any, will be retained by the tenant.

CRP INFORMATION: There are 9.1 acres currently enrolled in the CRP program through 9/30/13 at \$28.50 per acre for a total annual payment of \$259.

Buyer will receive 100% of the 2013 CRP payment, which will accrue from October 1, 2012, through September 30, 2013.

POSSESSION: Date of closing, subject to tenant's rights.

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 = \$575.72)

PRICE: \$450,000

LEGAL DESCRIPTION:
SW/4 less a tract &
E/2NW/4 of 33-4-24



Statements, While Not Guaranteed, Are From Reliable Sources.



For a virtual tour visit www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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