

FOR SALE

160 ACRES IRRIGATED CROPLAND GRAY COUNTY, KANSAS

LEGAL DESCRIPTION: NE/4 OF 26-27-29

LOCATION: From the intersection of Hwy 56 and Road 12 at Montezuma, Kansas, go 5 miles North to the SE corner of the property.

CROPS: There are no growing crops.

FSA INFORMATION:

Irrigated acres - 120.0
Dryland acres - 23.1±
CRP acres - 14.2

	<u>Base Acres</u>	<u>DCP Yld</u>
Wheat	4.0	41
Corn	123.4	81
Sorghum	4.0	81

All FSA payments associated with the 2013 crop year, if any, will follow the crops.

CRP INFORMATION: There are 14.2 acres currently enrolled in the CRP program through 9/30/26 at \$36 per acre for a total annual payment of \$511. ***Buyer will receive the landlord's 50% share of the 2013 CRP payment which will accrue from October 1, 2012, through September 30, 2013.***

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

MINERAL RIGHTS: Seller will retain ½ of the mineral rights for a term of 10 years, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

REAL ESTATE TAXES: Seller will pay taxes for all of 2012 and prior years. Taxes for 2013 will be the responsibility of the Buyer. (2012 taxes = \$1,666.54)

PRICE: \$596,000



For virtual tour visit www.farmandranchrealty.com

WATER RIGHT INFORMATION: This land has one irrigation well covered under Water Right File #21585 and is permitted for 260 AF at 905 GPM. The well was test pumped on Jan. 19th by Dunham Drilling of Copeland with the following results: 750 GPM, 250' well depth and 180' static water level. A copy of the well test is available.

IRRIGATION INFORMATION: The sprinkler and motor are the property of the tenant and are not included in the sale.

FARM & RANCH REALTY, INC.

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