

**FOR
SALE**

970 ACRES GRASS & EXP CRP DUNDY COUNTY, NE

*Republican River
borders on the North!*

SCENIC LAND
with ABUNDANT
WILDLIFE--this is
a "MUST SEE"
property!

LEGAL DESCRIPTION:

Part of Sections 29, 30, 31 and 32,
all in Twp 1N, Range 38W

LOCATION: From Benkelman, Nebraska, on Hwy 34 go 2 miles South and 4½ West. The property is bounded on the east by Road 33. *Excellent access on Hwy 34! SIGNS WILL BE POSTED!*

MINERAL RIGHTS: Mineral rights are subject to a prior reservation and Sellers will convey surface rights only to the Buyer.

FSA INFORMATION: Farmland – 970.1 acres
Exp CRP – 553.9 acres
Grassland – 416.2+

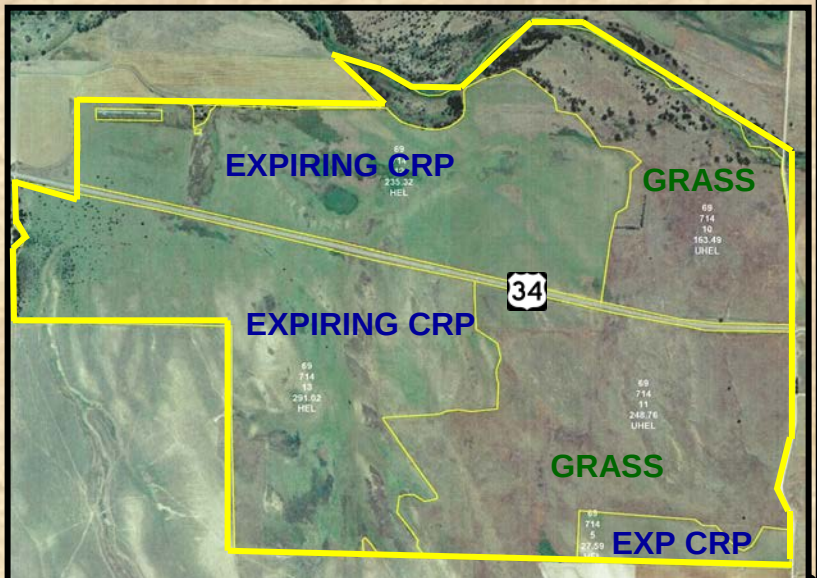
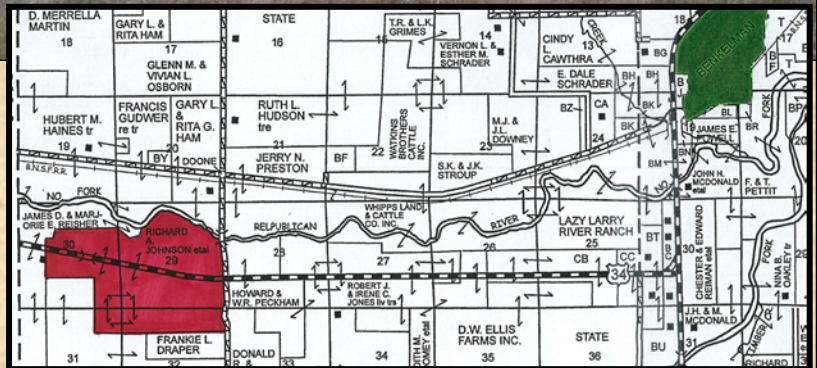
There are no base acres assigned to these acres.

CRP INFORMATION: All current CRP contracts expire on 9/30/12. Seller will retain 100% of all 2012 CRP payments.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to date of closing. (2011 taxes = \$3,827.22)

PRICE: \$1,200,000



FOR A VIRTUAL TOUR VISIT www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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

1420 W. 4th, P.O. BOX 947, Colby, KS 67701

CALL TOLL FREE - (800) 247-7863

DONALD L. HAZLETT, BROKER

"When you list with Farm & Ranch, it's as good as SOLD!"





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PO BOX 947
COLBY, KS 67701

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DUNDY COUNTY, NE



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**•EXCELLENT HUNTING
POTENTIAL**

•Quail •Pheasant •Deer • Turkey

