



FARM & RANCH REALTY, INC.

PO BOX 947

COLBY, KS 67701

**960+/- ACRES CROPLAND & CRP
PAWNEE COUNTY, KANSAS**

SW/4 of 25-22-18

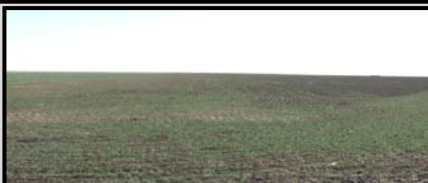
Hb Hc
Hb
3270 1
T 38 157.47
2012 WHEAT
Ha

SE/4 of 35-22-18

Hc
Hb
3270 1
T 2115 157.84
Ha

NE/4 of 3-23-18

4 7.2
2 9.69
3 4.71
Hd Hb Ha
Hd Hb
3270 1
T 1773 133.55
Hb Ha
5 4.42



SOIL DESCRIPTIONS:

Ha – Harney silt loam, 0-1% slopes
Hb – Harney silt loam, 1-3% slopes
Hc – Harney silty clay loam, 1-3% slopes, eroded
Hd – Harney-Ult complex, 3-6% slopes, eroded



SW/4 of 3-23-18

Ha 2012 WHEAT Hb Hd
1 85.44
3270 5
T 1772 38.24
2 24.06
4 4.35
Hb
3 4.02

SW/4 of 9-23-18

Ha Hb
3 5.46
2 2.17
Hb
3270 1
T 1925 144.78
Ha

SE/4 of 7-23-18

0.9
Hb Hb
2 4.89
3 22.69
3270 1
T 1924 131.09
2012 WHEAT
Hb Ha
GRASSLAND BUFFER
GRASSLAND BUFFER

FOR SALE

960 ACRES CROPLAND & CRP

PAWNEE COUNTY, KS

LOCATION: See map! **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will retain one-half $\frac{1}{2}$ of the mineral rights for a term of 12 years with said reservation to be non-participating in lease monies, delay rentals and bonuses but fully participating in royalties.

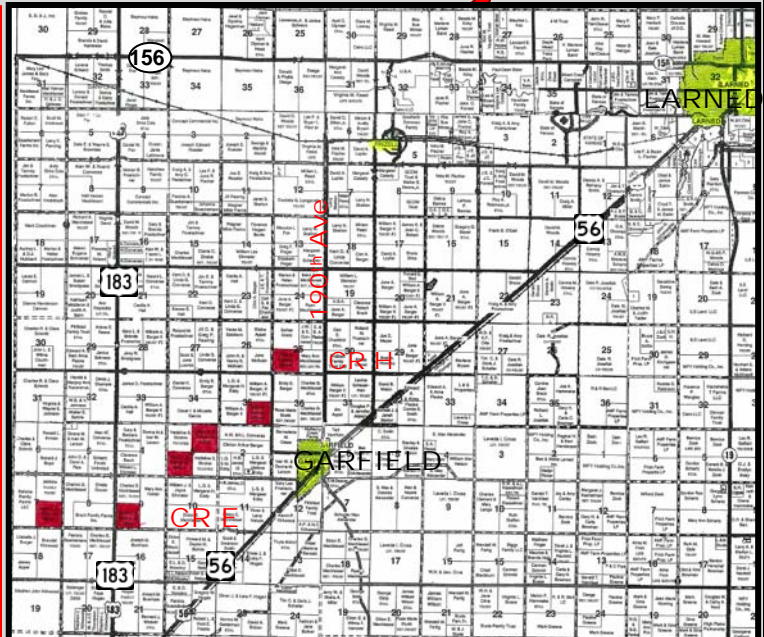
CROPS: There are 361.97 acres planted to wheat and the Buyer will receive the landlord's one-half ($\frac{1}{2}$) share of the 2012 growing wheat crop, if any.

FSA INFORMATION: Buyer will receive the landlord's one-half ($\frac{1}{2}$) share of all FSA payments associated with the 2012 crop year.

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

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be the responsibility of the Buyer. See chart for 2011 tax amounts.

PRICE REDUCED: ~~\$2,304,000~~ **\$2,160,000**



REALTOR'S NOTE: Rare opportunity to invest in 960 acres of **PRIME CROPLAND**. Land is located within 5 miles of Garfield, KS close-in to major grain handling facilities with good access roads. **Call Scotty for a tour!!**



For a virtual tour visit
www.farmandranchrealty.com

LEGALS	CROP LAND ACRES	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	PLANTED WHEAT ACRES	WHEAT BASE/ DCP YLD	GRAIN SORGHUM BASE/ DCP YLD	2011 TAXES
SW/4 of 25-22-18	157.5			157.5	152.0/34		\$1,000.70
SE/4 of 35-22-18	157.8				114.2/31	11.5/43	\$500.74
NE/4 of 3-23-18	133.6	4.7 9.7	\$27.17/\$128/9-30-24 \$27.99/\$272/9-30-20		45.7/34		\$959.36
SW/4 of 3-23-18	147.5			147.5	113.5/30		\$761.06
SW/4 of 9-23-18	144.7	7.7	\$28.25/\$218/9-30-24	57.0	87.7/29		\$1,044.44
SE/4 of 7-23-18	131.1	27.6	\$28.379/\$783/9-30-24		82.0/29		\$1,032.36
872.2		49.7					

FARM & RANCH REALTY, INC.



SCOTTY LEGERE, Listing Agent (785-650-9970)

1420 W. 4th • Colby, KS 67701

Toll Free: 800-247-7863

DONALD L. HAZLETT, BROKER

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

