

FOR SALE

935+/- ACRES CRP & GRASSLAND

NESS COUNTY, KANSAS

LOCATION: From the intersection of Hwys 283 & 96 in Ness City, Kansas, on Hwy 96 go 8½ miles West to the SE corner of the property.

MINERAL RIGHTS: Seller will retain 100% of the mineral rights perpetually.

FSA INFORMATION:

CRP Acres: 438.9
GRASS Acres: 494.9±

CRP PAYMENTS:

	ANNUAL PMT	EXP DATE
•165.2 ac at \$38.76 -	\$6,403	9/30/13
•214.3 ac at \$41.68 -	\$8,932	9/30/20
•3.5 ac at \$48.99 -	\$ 171	9/30/21
•44.8 ac at \$46.65 -	\$2,090	9/30/12
•11.1 ac at \$47.00 -	\$ 522	9/30/13
TOTAL -	\$18,118	

All 2012 payments will be prorated to the date of closing, subject to FSA regulations.

POSSESSION: Date of closing, *subject to Seller leaseback for 5 years on the grass acres. Seller will pay annual rent of \$7,000 to the Buyer. Seller also will reserve the right to use the rock quarry located on this property during the term of the lease.*

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing. (2011 taxes = \$353.06)

PRICE: \$900,000

Statements, While Not Guaranteed, Are From Reliable Sources.

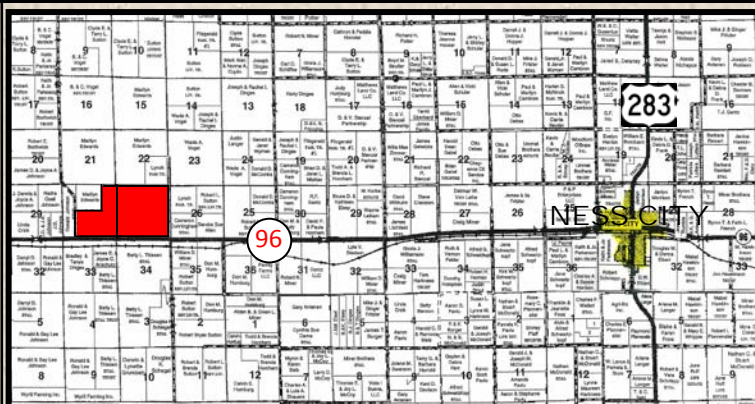


There are 2 water wells on this property that are pipelined to 6 stock tanks.
The grass is cross fenced for cell grazing.

LEGAL DESCRIPTIONS:

ALL OF SECTION 27-18-25 AND

SE/4, E/2NE/4 & E/2SW/4 OF SECTION 28-18-25



For a virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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