

# 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:**

	<u>ANNUAL PMT</u>	<u>EXP DATE</u>
•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
<b>TOTAL -</b>	<b>\$18,118</b>	

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)

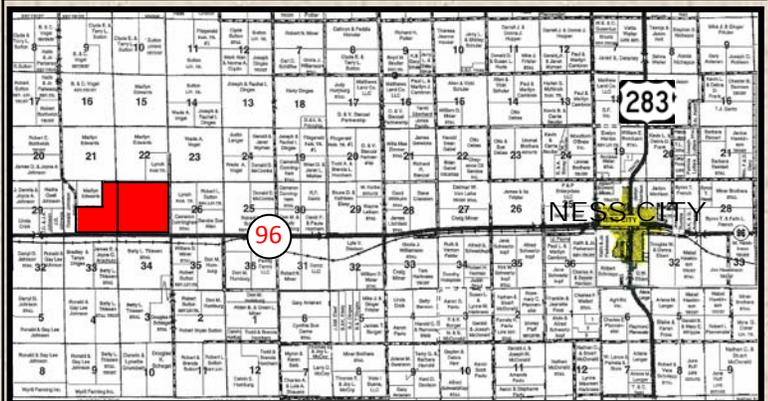
**PRICE: \$900,000**

*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](http://www.farmandranchrealty.com)

## FARM & RANCH REALTY, INC.

**JAMES O. HAZLETT, Listing Agent**  
**(785-656-3894)**

1420 W. 4<sup>th</sup> \* Colby, KS 67701

**Toll Free – 1- 800-247-7863**

**DONALD L. HAZLETT, BROKER**



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