

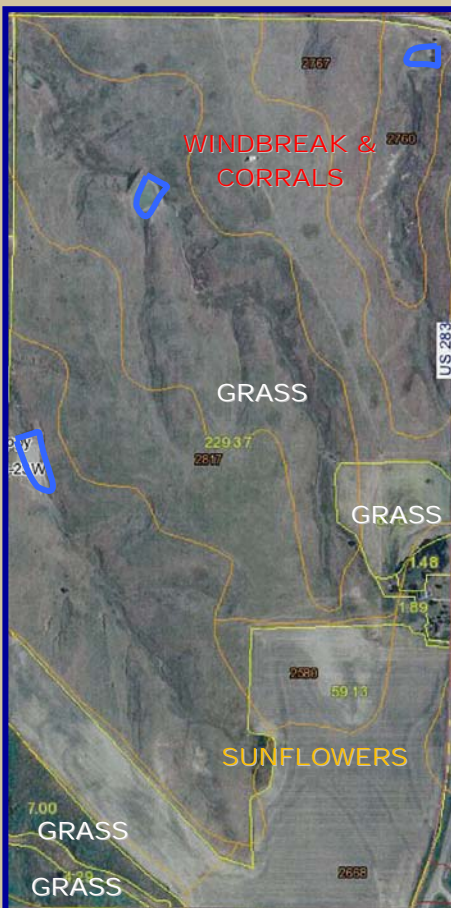


FARM & RANCH REALTY, INC.

PO BOX 947
COLBY, KS 67701

PRSRT STD
US POSTAGE
PAID
COLBY KS
PERMIT NO 141

**320 ACRES GRAHAM COUNTY, KS
CROPLAND, GRASS & IMPROVEMENTS**



TANK



CORRALS



CHUTE



STEEL WINDBREAK



28'x32' BARN



POND

IMPROVEMENTS



4 BEDROOM BRICK



320 ACRES CROPLAND, GRASS & IMPROVEMENTS

FOR SALE GRAHAM COUNTY, KANSAS

LOCATION: From the intersection of Hwys 24 and 283 in Hill City, Kansas, go 7 miles South to the NE corner of the property. **SIGNS WILL BE POSTED!!**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CROPS: Buyer will receive 100% of the 2012 crops. Seller will retain the 2011 growing sunflower crop.

FSA INFORMATION: Cropland acres – 69.0
Grassland acres – 234.0±

	<u>BASE ACRES</u>	<u>DCP YIELD</u>
Wheat	41.6	28
Grain Sorghum	27.4	44

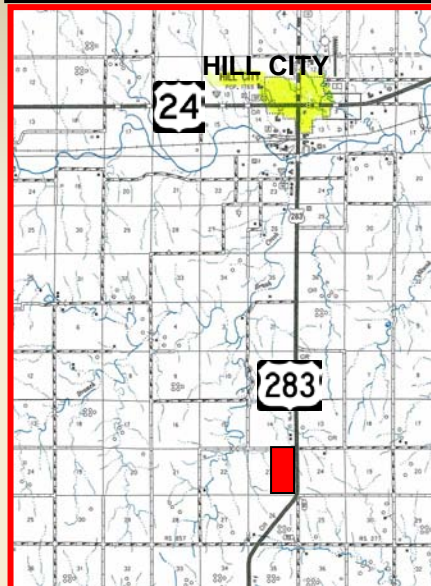
Buyer will receive 100% of all FSA payments associated with the 2012 crop year

POSSESSION: Date of closing on the improvements and grassland acres, and after Fall harvest on the cropland acres.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. (2010 taxes - \$1,287.30).

PRICE: \$400,000

LEGAL DESCRIPTION:
E/2 of 23-9-23



Statements, while not guaranteed, are from reliable sources.

For a Virtual Tour visit
www.farmandranchrealty.com



ENJOY THE KANSAS SUNRISE AND SUNSETS EVERYDAY!!

Great opportunity to enjoy country living in this newly remodeled 4 bedroom, 3 bath, 2,760 sq. ft brick ranch home. The home includes wood and ceramic tile floors, new windows in kitchen, newer furnace, AC and appliances, living room with patio doors, full partially finished basement, and porch that was recently built on the East side of the home – perfect for morning coffee and watching the sunrise!

The property also includes a 28'x32' barn, and other supporting outbuildings. It is located South of Hill City on Hwy 283 and has a black top driveway.

Excellent grass turf, 4 water wells pipelined to the pastures, 3 ponds, corrals, steel windbreak, and 4 wire fencing.

****Improvements may be purchased separately !*

FARM & RANCH REALTY, INC.

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

1420 W. 4th • Colby, KS 67701

TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT, BROKER

"When You List With Farm & Ranch. It's As Good As Sold!"

