

FOR SALE

320 ACRES CROPLAND & GRASS

LINCOLN COUNTY, KS

LEGAL DESCRIPTIONS: W/2 of 36-11-10

LOCATION: From Sylvan Grove, KS, go 2 miles North on Hwy 181 to the SW corner of the property. **SIGNS WILL BE POSTED!!**

CROPS: There are no growing crops.

FSA INFORMATION:

Cropland acres -	139.4
Grassland acres -	180.6±

	Base Acres	DCP Yield
Wheat	132.4	40

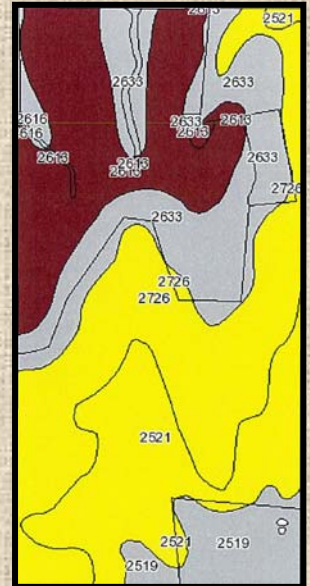
Buyer will receive 100% of all FSA payments associated with the 2012 crop year.

POSSESSION: **IMMEDIATE POSSESSION ON THE CROPLAND!** Possession will be November 1, 2011, on the grassland acres.

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

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. (2010 TAXES – \$1,363.08)

PRICE: \$ 382,500



SOIL LEGEND TYPES:

- 2726 – Nibson-Wakeen silt loams, 3 to 20% slopes
- 2613 – Harney silt loam – 1 to 3% slopes
- 2633 – Harney-Wakeen complex – 3 to 7% slopes
- 2521 – Armo Loam, 7 to 15% slopes
- 2519 – Armo Loam, 3 to 7% slopes
- 2616 – Harney silty clay loam, 3 to 7% slopes

For virtual tour visit
www.farmandranchrealty.com

REALTOR'S NOTE: Don't miss this opportunity to invest in this half section just North of Sylvan Grove bordered along the West by Hwy 181.

Excellent pasture, with 2 ponds, windmill and 4 wire fencing. Cropland is ready for you to plant the 2012 wheat.

Call Scotty for additional information or
a tour of the property!

FARM & RANCH REALTY, INC.



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

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DONALD L. HAZLETT, BROKER

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

