

FOR SALE

160 ACRES CRP

THOMAS COUNTY, KANSAS

LEGAL DESCRIPTION: SW/4 OF 15-7-34

LOCATION: From the intersection of Hwys 25 & 25 at Colby, KS, go 3 miles West to County Road 16, 3 miles North to County Road V to the SW corner. SIGNS WILL BE POSTED!

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

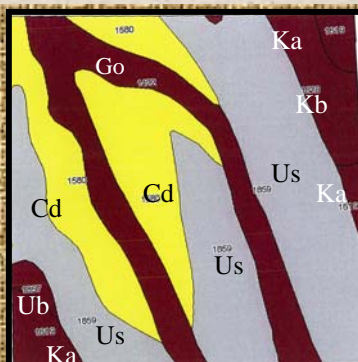
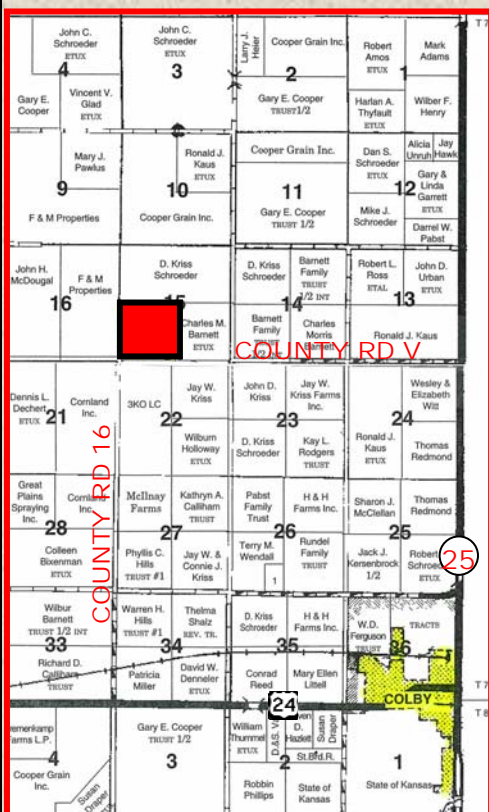
CRP INFORMATION: CRP ACRES: 169.6

- There are 169.6 acres currently enrolled in the CRP program through 9/30/2020 at \$37.60 per acre for a total annual payment of \$6,377.
- Buyer will receive 100% of the 2011 CRP payment which will accrue from October 1, 2010, through September 30, 2011.

POSSESSION: Possession will be date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer. (2010 taxes = \$220.14)

PRICE: \$225,000



SOILS TYPE LEGEND:

- Us – Ulysses silt loam – 3 to 6%
- Cd – Colby silt loam – 5 to 15%
- Go – Goshen silt loam
- Kb – Keith silt loam - 1 to 3%
- Ka – Keith silt loam – 0 to 1%
- Ub – Ulysses silt loam – 1 to 3%

Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com



FARM & RANCH REALTY, INC.



1420 W. 4th * PO Box 947
Colby, KS 67701

Toll Free – 1- 800-247-7863

DONALD L. HAZLETT
BROKER



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