## FED **CREEK** 20 AGRES GROPLAND & GRASS

LOCATION: From Lenora, KS on Hwy 9, go 3 miles West to Road W9, and 3½ miles North the SW corner of the property.

MINERAL RIGHTS: Seller shall retain ½ of the mineral rights for a term of 20years, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

**CROPS:** There are no growing crops.

FSA INFORMATION: Cropland acres -99.1 Trees, creek & grass -20.9

**Base Acres** DCP Yld

Oats 37.7 42 Barley 36.7 33

Buyer will receive 100% of all FSA payments associated with the 2010 crop year.

POSSESSION: Date of closing.

**REAL ESTATE TAXES:** Seller will pay taxes for 2009 and prior years.

Taxes for 2010 will be prorated to the date of closing.

(2009 Taxes = \$257.24).

PRICE: \$130,000

Statements, while not guaranteed, are from reliable sources.

VISIT www.farmandranchrealty.com For a Virtual Tour

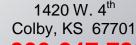








## M & RANCH REALTY, 1420 W. 4<sup>th</sup>



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