

**SPRING
FED
CREEK**

FOR SALE

120 ACRES CROPLAND & GRASSLAND

NORTON COUNTY, KS

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

	<u>Base Acres</u>	<u>DCP Yld</u>
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**

LEGAL DESCRIPTIONS:
NE/4SE/4 of 31-4-24; SW/4NW/4
AND NW/4SW/4 of 32-4-24



•TREES
•LIVE SPRING WATER
•EXCELLENT HUNTING

FARM & RANCH REALTY, INC.

1420 W. 4th
Colby, KS 67701

1-800-247-7863

**DONALD L. HAZLETT
BROKER**



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

