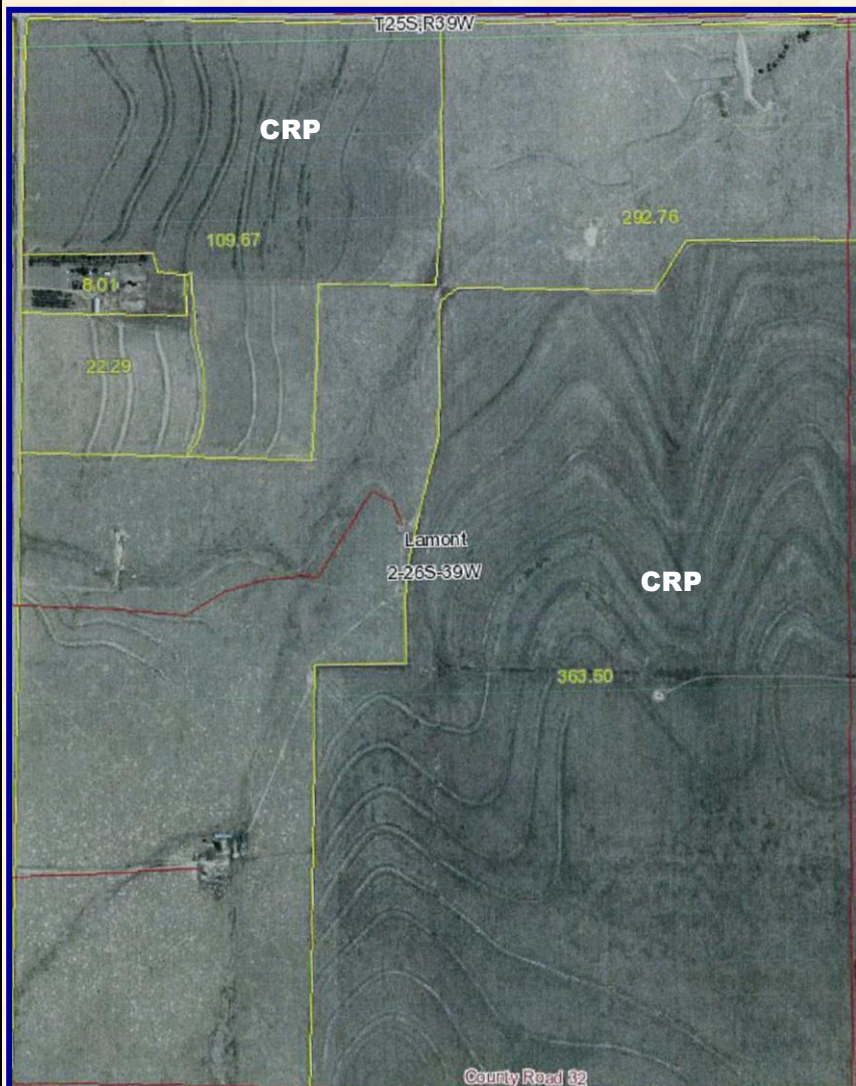




FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

**800+/- ACRES HAMILTON COUNTY, KS
CRP, GRASS & IMPROVEMENTS**



IMPROVEMENTS



There is a modest set of improvements on the west side of the section – house, quonset, old barn and several other outbuildings.



FOR SALE

800 ACRES CRP, GRASS & IMPROVEMENTS

HAMILTON COUNTY, KS

LEGAL DESCRIPTION: SECTION 2-26-39

LOCATION: From Kendall, go South to E River Road, 1½ miles West to SE County Road Y, 7 miles South to Road 31, and 1 mile East to the Northwest corner of the property. SIGNS WILL BE POSTED!

MINERAL RIGHTS: Mineral rights are subject to a prior reservation and Buyer will receive surface rights only.

CROPS: There are no growing crops.

FSA INFORMATION:	Cropland Acres -	22.3
	CRP Acres -	473.2
	Grassland Acres -	292.8
	Base Acres	DCP Yield
Wheat	11.0	34
Grain Sorghum	2.8	29

CRP INFORMATION: There are 473.2 acres currently enrolled in the CRP program through 9/30/11 at \$32 per acre for a total annual payment of \$15,141. The 2010 CRP payment, which will accrue from October 1, 2009, through September 30, 2010, will be prorated to the date of closing. Per information obtained from the Hamilton County FSA, after the CRP contract expires, the following bases and yields will be returned to the CRP acres:

Wheat: 220.5/34
Grain Sorghum: 36.8/29

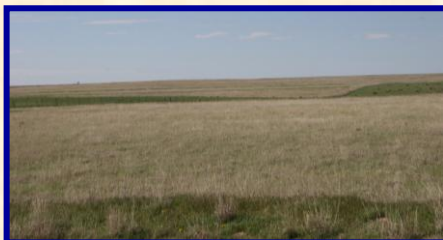
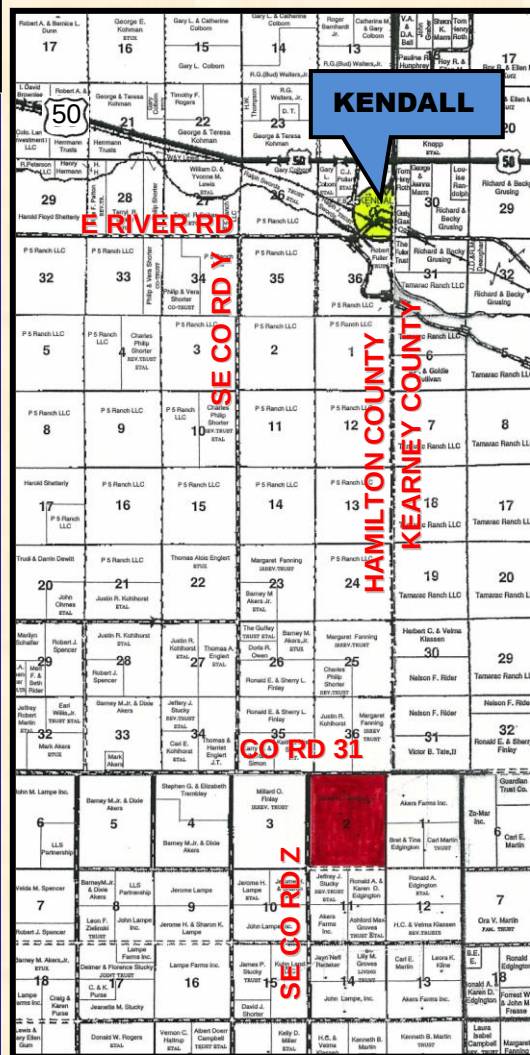
GRASSLAND ACRES: The 2010 grass rent payments will be prorated to the date of closing.

POSSESSION:

- Date of closing on the CRP acres & improvements.
- March 1, 2011 on the grassland acres.

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 Taxes \$1,198.77)

PRICE: \$375,000



VISIT
www.farmandranchrealty.com
for a Virtual Tour

FARM & RANCH REALTY, INC.

RON EVANS, Listing Agent
(785-443-2416)

1420 W. 4th • Colby, KS 67701

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DONALD L. HAZLETT
BROKER



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