

**ON THE  
SOLOMON  
RIVER**

# FOR SALE

## 240 ACRE CREEK BOTTOM FARM

### NORTON COUNTY, KS

**LOCATION:** From Lenora, KS, at the intersection of Road W6 and Road BB (by the bank), go 1½ miles West to the NE corner of the property.

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

**CROPS:** Approximately **180 acres** are planted to wheat and **Buyer will receive 100%** of the 2010 wheat crop.

**FSA INFORMATION:** Cropland acres – 185.5  
Creek bottom acres – 48.3

|       | <u>BASE ACRES</u> | <u>DCP YIELD</u> |
|-------|-------------------|------------------|
| Wheat | 164.1             | 30               |
| Corn  | 7.3               | 44               |

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

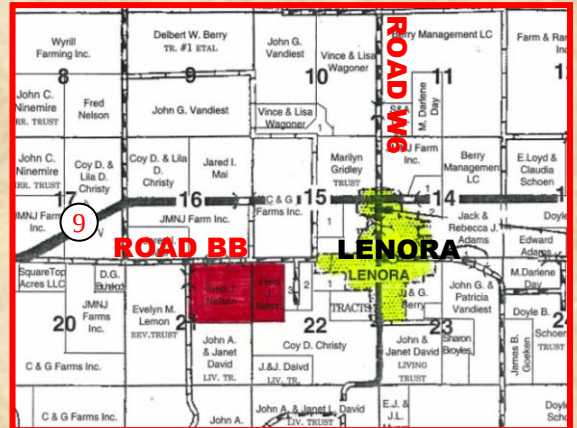
**POSSESSION:** Possession will be date of closing.

**REAL ESTATE TAXES:** Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer. (2009 TAXES: \$832.76)

**PRICE: \$366,000**

#### LEGAL DESCRIPTIONS:

W/2NW/4 of 22-5-24 &  
NE/4 of 21-5-24



Statements, While Not Guaranteed, Are From Reliable Sources.

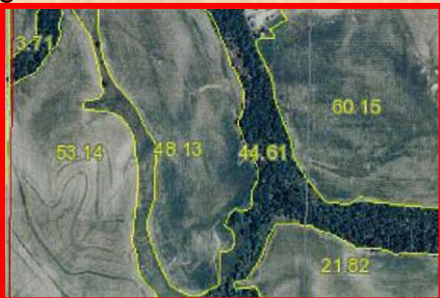
#### OUTSTANDING HUNTING POTENTIAL!



Wildlife habitat!

Solomon River runs  
thru the property!

[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



2) steel 30'x50' buildings  
with electricity



- Picturesque river property
- The area offers over 100,000 acres of walk-in hunting within 1 hour of this property

**180 ACRES GROWING WHEAT CROP  
GOING TO BUYER!**



#### FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent - 785-650-9970

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**DONALD L. HAZLETT, BROKER**

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