

320+/- ACRES CROPLAND, GRASS & IMPROVEMENTS

**LIVE
WATER**
**IMMEDIATE
POSSESSION**

FOR SALE

NORTON COUNTY, KS

**ADDITIONAL
1,375 ACRES
AVAILABLE
FOR LEASING
&/OR HUNTING**

LEGAL DESCRIPTION: E/2 OF 14-5-23

LOCATION: From Norton, KS go 14 miles South on Hwy 283 & 1/2 mile East on Hwy 9 to the NW corner of the property; **OR** from Hill City, KS go 16 miles North on Hwy 283 & 1 mile West on Hwy 9 to the NE corner of the property.

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

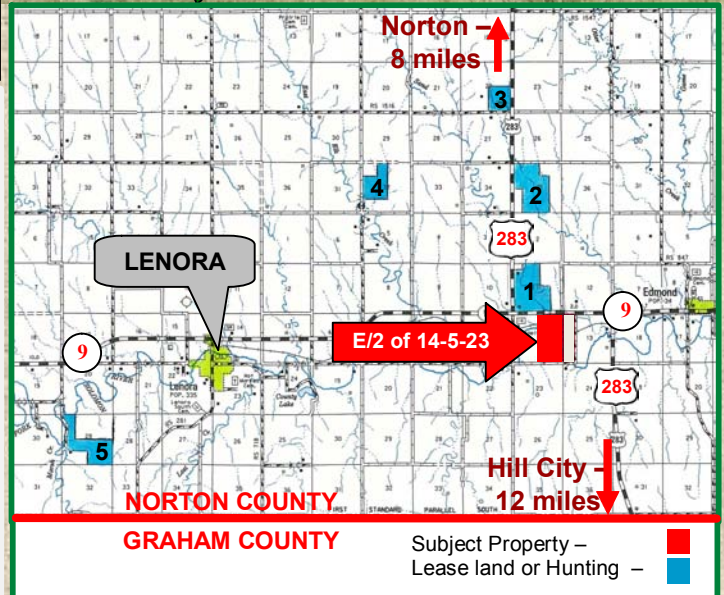
CROPS: There are 37+ acres planted to wheat and Buyer will receive 100% of the 2009 wheat crop.

FSA INFORMATION: Buyer will receive all FSA payments associated with the 2009 crop year.

POSSESSION: Date of closing, with the Seller reserving the machinery building and adequate acreage to conduct a machinery auction no later than April 1, 2009.

REAL ESTATE TAXES: Seller to pay taxes for all of 2007 and prior years. Taxes for 2008 will be prorated to the date of closing. (2007 Taxes - \$1,203.10)

PRICE REDUCED: ~~\$668,000~~ \$450,000



ADD'L INFORMATON ON BACK

CONSIDER THESE AMENITIES:

- Abundance of live water and wildlife habitat
- Picturesque North Solomon River meandering across land
- Strong native grasses, lots of trees to provide excellent shelter for livestock & wildlife.
- River bottoms, deep fertile soils
- Over 100,000 acres walk-in hunting within hour
- Several large reservoirs nearby – Sebelius, Kirwin & Webster



Improvements:

Cozy, modern 2,883 sq. ft. home w/5 bedrooms, 2 baths, full basement, central air/heat. This property also includes a 50'x74' machinery building, barn, henhouse and garage.



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FARM & RANCH REALTY, INC.



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PO BOX 947
COLBY, KS 67701



THIS LAND IS HALFWAY BETWEEN DENVER & KANSAS CITY



STOCKMAN – SPORTSMAN PARADISE



REALTOR'S NOTE: Ron & Helen Hager have decided to retire and have purchased a home in Norton. The owner stated the North Solomon has never gone dry in many, many years.



ADDITIONAL 1,375 ACRES

- Buyer may lease land for 3 yrs for \$30 ac cropland - \$15 ac grassland OR
- Buyer may acquire exclusive hunting rights for 3 yrs

LEGAL DESCRIPTIONS OF LEASING/HUNTING LAND:

- TRACT 1:** W/2SE/4; W/2 (less 16 ac of NW/4NW/4 in 11-5-23)
TRACT 2: NW/4; W/2SE/4; E/2SW/4; SW/4NE/4 of 35-4-23
TRACT 3: SE/4 of 22-4-23
TRACT 4: E/2NW/4; SW/4NW/4; N/2SW/4 of 32-4-23
TRACT 5: SE/4; N/2SW/4; W/2NW/4 East of Road of 29-5-24

TRACT	TOTAL ACRES	CROP LAND ACRES	GRASS LAND ACRES	WHEAT BASE/ DCP YLD	CORN BASE/ DCP YLD	GRAIN SORGHUM BASE/DCP YLD	OATS BASE/ DCP YLD	BARLEY BASE/ DCP YLD
SUBJECT - E/2 OF 14-5-23	320.0	125.0	184.4	61.1/33	0.9/44	5.5/44		
LEASED TRACTS	TOTAL LEASED ACRES							
TRACT 1	350.9	186.0	164.9	59.6/33	13.8/44	46.7/44	12.7/38	5.0/37
TRACT 2	348.7	162.3	186.4	50.5/34	19.4/44	49.8/46	1.7/38	5.2/35
TRACT 3	154.8	63.3	91.5	40.2/28		8.3/43		1.6/40
TRACT 4	198.6	45.3	153.3	37.8/33	0.3/44	1.8/44	0.2/38	1.7/37
TRACT 5	322.6	71.5	251.1	39.8/33	1.5/44	9.6/44	1.1/38	10.9/37
	1,375.6	528.4	847.2					