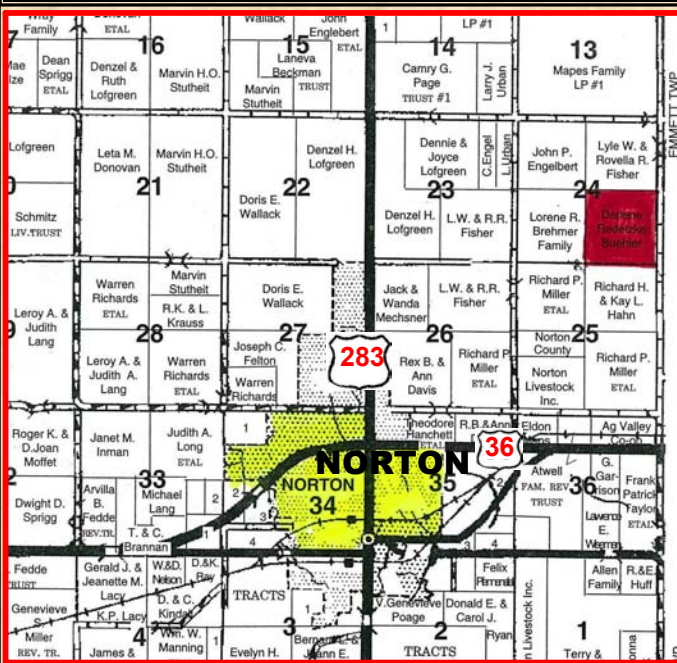


# FOR SALE

## 160 ACRES CROPLAND & GRASS

### NORTON COUNTY, KS

**LEGAL DESCRIPTION:**  
SE/4 OF 24-2-23



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



**LOCATION:** From the intersection of Hwys 283 and 36 at Norton, KS go 2 miles East on Hwy 36 to RD E2, 1¼ miles North to the SE corner of the property.

**MINERAL RIGHTS:** Seller will *reserve 50%* of the mineral rights for a term of 20 years, or as long thereafter as oil, gas or other minerals are produced therefrom or the premises are being developed or operated under the terms of an oil and gas lease executed within the term of reservation.

**CROPS:** Buyer shall receive the landlord's 1/3<sup>rd</sup> share of all 2009 growing wheat crop.

**FSA INFORMATION:** Cropland acres – 141.3  
Grassland acres – 18.7

	<u>BASE ACRES</u>	<u>DCP YIELD</u>
Wheat	70.2	39
Oats	2.1	41
Grain Sorghum	21.4	51
Sunflowers	5.1	798
Barley	1.1	40

Buyer shall receive the landlord's 1/3<sup>rd</sup> share of all FSA wheat payments associated with the 2009 crop year and 100% of all FSA feed grain payments associated with the 2009 crop year.

**WIND RIGHTS:** 100% to the Buyer!

**POSSESSION:** Possession will be date of closing, subject to the tenant's rights.

**REAL ESTATE TAXES:** Seller shall pay taxes for 2008 and prior years. Taxes for 2009 will be prorated to the date of closing. ( 2008 Taxes - \$552.62)

**PRICE REDUCED: ~~\$175,000~~ \$159,000**

## FARM & RANCH REALTY, INC.



1420 W. 4<sup>th</sup> • Colby, KS 67701  
(785) 462-3904 or 800-247-7863

**DONALD L. HAZLETT**  
BROKER



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