

FOR SALE

80 ACRES EXPIRED CRP

GRAHAM COUNTY, KS

LEGAL DESCRIPTION: E/2NW/4 OF 10-6-24

LOCATION: From the junction of Hwy 24 and 200th Avenue at Penokee, KS, go 13 miles North and ½ mile West to the NE corner of the property. SIGNS WILL BE POSTED!

MINERAL RIGHTS: Seller will retain 50% of the mineral rights perpetually. The remaining 50% will be retained by the Seller for a term of 10 years, at which time this 50% will revert to the surface owner. Mineral rights are 100% intact per research by Graham County Abstract & Title Co. Inc.

CROPS: There are no growing crops.

FSA INFORMATION: CROPLAND ACRES: 71.7

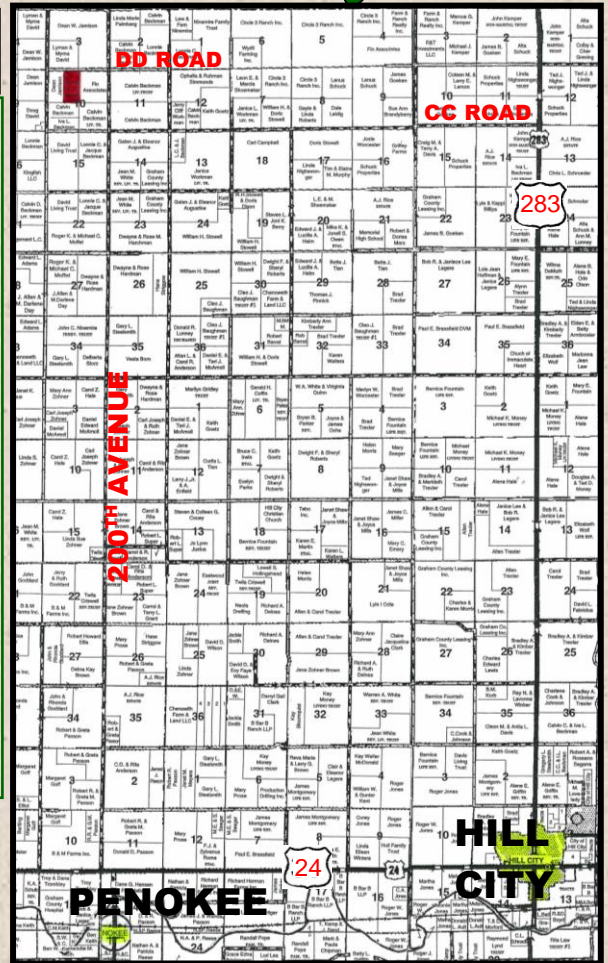
	<u>BASE ACRES</u>	<u>DPC YIELD</u>
Wheat	34.2	33
Grain Sorghum	13.1	40

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

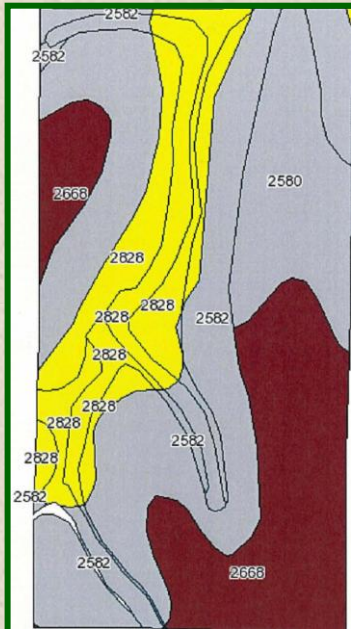
POSSESSION: Date of closing.

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 = \$107.38)

PRICE: \$50,000



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SOIL LEGEND TYPES:
 Co – Coly silt loam – 6 to 20% slopes
 Hg – Holdrege silt loam – 1 to 3% slopes
 Po – Penden-uly complex – 6 to 20% slopes
 Cn – Colby silt loam – 3 to 6% slopes

FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent
 (785-650-9970)
 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!”