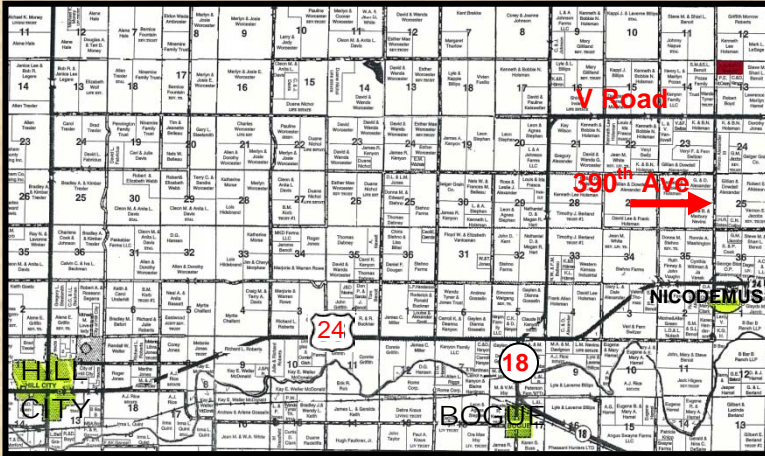


# FOR SALE

## 80+/- ACRES CROPLAND & CRP

### GRAHAM COUNTY, KS

**LEGAL DESCRIPTION:**  
**N/2NW/4 of Section 13-7-21**



**LOCATION:** From the intersection of Hwy 24/County Road 390 Ave. at Nicodemus go 4 miles North on 390 Ave. to the NW corner of the property. SIGNS WILL BE POSTED!

**MINERAL RIGHTS:** Seller is reserving 1/2 interest in the mineral rights for a period of 10 years, then all mineral interest will transfer to the landowners.

**CROPS:** Buyer will receive the landlord's share of the 2010 crops, if any.

**FSA INFORMATION:**

Cropland Acres - 55.6  
 CRP acres - 19.8

	Base Acres	DCP Yield
Wheat	54.5	25
Grain Sorghum	2.2	38

Buyer will receive landlord's share of all FSA payments associated with the 2010 crop year.

**CRP INFORMATION:** There are 19.8 acres currently enrolled in CRP at \$37.55 per acre for a total annual payment of \$743 with an expiration date of 9/30/2017.

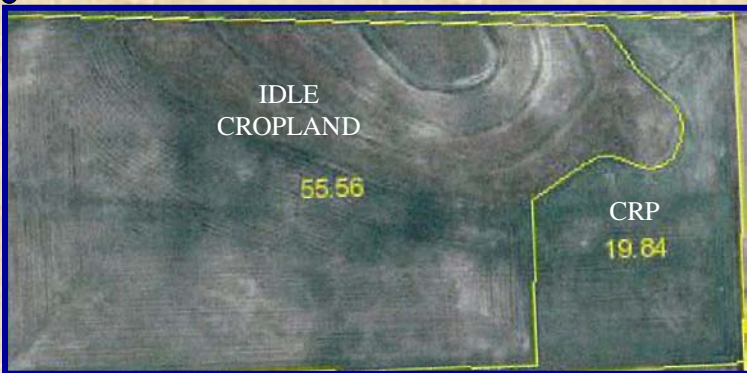
Buyer will receive 100% of the 2010 CRP payment which will accrue from 10/01/09 through 9/30/10, and all future payments under the current CRP contract.

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

**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: \$121.18)

**PRICE: \$80,000**

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