



FOR SALE

**LOCATED
IN AREA OF
OIL PRODUCTION**

80 ACRES CROPLAND GRAHAM COUNTY, KS

LOCATION: From the intersection of Hwy 24 and 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: *100% INTACT – ALL INTEREST GOES TO BUYER AT CLOSING.*

CROPS: No growing crops.

FSA INFORMATION:

Cropland Acres 76.5

	Base Acres	DCP Yield
Wheat	54.5	25
Grain Sorghum	2.2	38

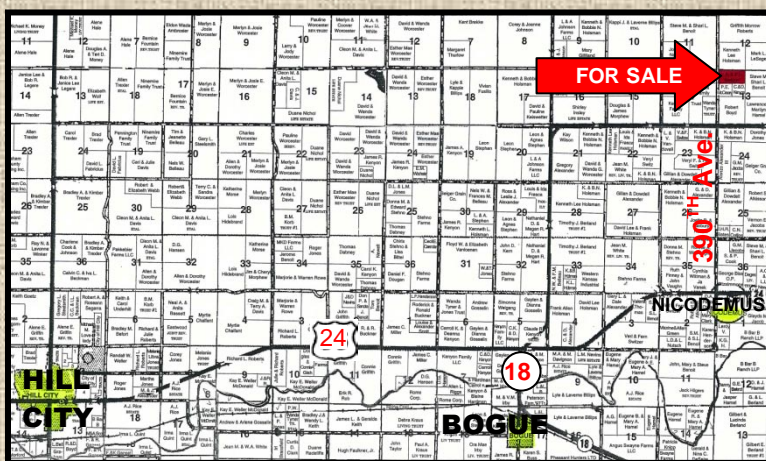
Buyer will receive 100% of all FSA payments associated with the 2010 crop year.

POSSESSION: Date of closing.

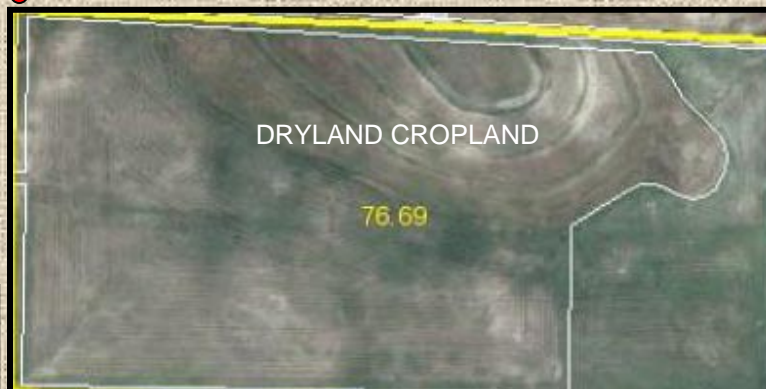
REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to date of closing. (2009 taxes: \$121.18)

PRICE: \$71,000

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



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**THINKING ABOUT BUYING OR SELLING?
CALL SCOTTY LEGERE – 785-650-9970**



FARM & RANCH REALTY, INC.



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