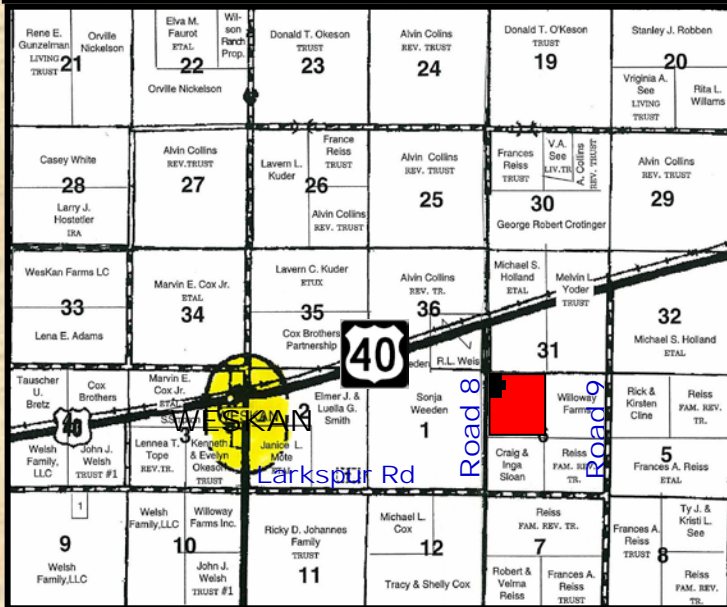


# FOR SALE

## 153+/- ACRES EXPIRED CRP CROPLAND

# WALLACE COUNTY, KS

### LEGAL DESCRIPTION: NW/4 of 6-14-41



### SOIL TYPE LEGEND:

- Uc- Ulysses silt loam, 3 to 6% slopes
- Ub- Ulysses silt loam, 1 to 3% slopes
- Go - Goshen silt loam - rarely flooded
- Ua- Ulysses silt loam, 0 to 1% slopes
- Us- Ulysses-Colby complex, 1 to 3% slopes
- Ke- Keith silt loam, 0 to 1% slopes

**LOCATION:** From Hwy 40 at Weskan, Kansas go 2 mile East to Road 8, then ½ mile South to the NW corner of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Seller will retain 50% of the mineral rights for a term of 20 years, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

**POSSESSION:** Date of closing.

**CROPS:** There are no growing crops.

### FSA INFORMATION:

Expired CRP Cropland Acres	147.5
<u>Base Acres</u>	<u>DCP Yield</u>
Wheat	29

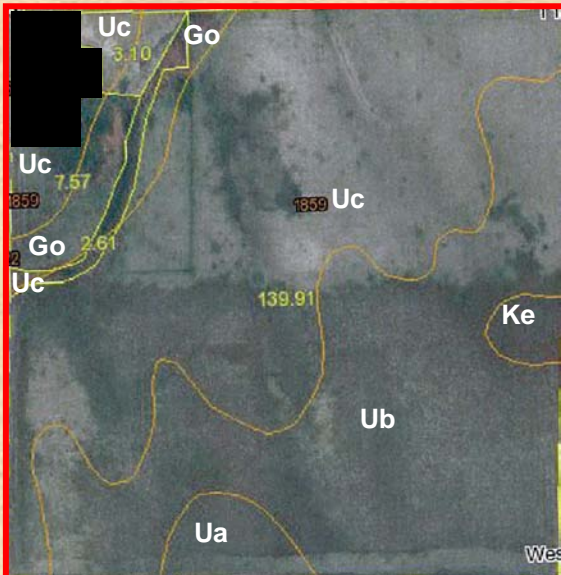
Buyer will receive 100% of all FSA payments associated with the 2010 crop year, if any.

**REAL ESTATE TAXES:** Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing. (2011 taxes = \$272.70)

**PRICE:** \$225,000

*Statements, While Not Guaranteed, Are From Reliable Sources.*

For a virtual tour visit  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



## FARM & RANCH REALTY, INC.

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(785-443-3110)

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