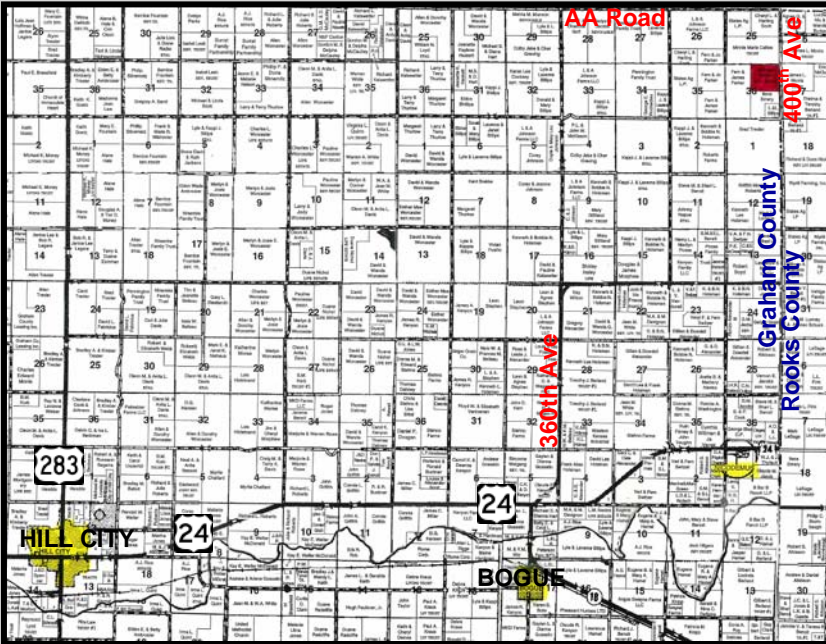


# 160 ACRES EXPIRED CRP FOR SALE GRAHAM COUNTY, KS



## LEGAL DESCRIPTION: NE/4 of Section 36-6-21

**LOCATION:** From the intersection of Hwys 283 and 24 in Hill City, Kansas, go 9 miles East to 360<sup>th</sup> Avenue, 9 miles North to Road AA, 4 miles East to 400<sup>th</sup> Ave (Graham/Rooks County line), then 1 mile South to the NE corner of the property. SIGNS WILL BE POSTED!

**CROPS:** No growing crops

**FSA INFORMATION:**

Expired CRP Acres - 146.6  
Grassland Acres - 13.4+

	Base Acres	DCP Yield
Wheat	58.0	28
Grain Sorghum	21.7	38

Buyer will receive 100% of all FSA payments associated with the 2012 crop year, if any.

**POSSESSION:** Date of closing.

**MINERAL RIGHTS:** Seller will convey surface rights only. Mineral rights and production are held by a prior reservation of record.

**REAL ESTATE TAXES:** Seller will pay taxes for all of 2011 and prior years. Taxes for 2012 will be prorated to the date of closing.  
(2011 Taxes: \$174.10)

**PRICE: \$136,000**

*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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