

PRIME HUNTING!

FOR SALE

160 ACRES CROPLAND, CRP & GRASS GRAHAM COUNTY, KS

LOCATION: See Map! **SIGNS WILL BE POSTED!**

CROPS: There are no growing crops.

FSA INFORMATION: Farmland Acres 160.0
Cropland Acres 67.8
CRP Acres 60.3
Grassland Acres 31.9±

	<u>Base Acres</u>	<u>DCP Yield</u>
Wheat	59.1	41
Grain Sorghum	8.7	43

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

CRP INFORMATION: There are 60.3 acres currently enrolled in the CRP program through 9/30/25 at \$39.69 per acre for a total annual payment of \$2,393.

Buyer will receive 100% of the 2012 CRP payment which will accrue from October 1, 2011, through September 30, 2012.

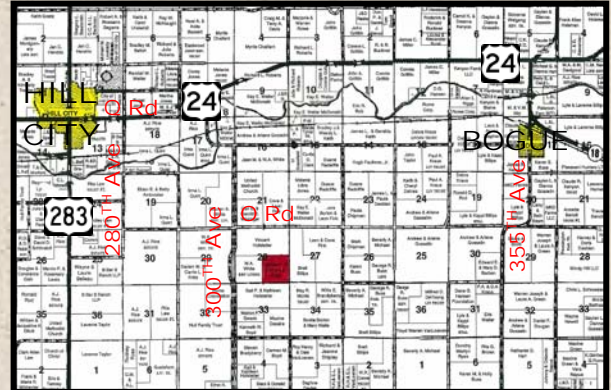
MINERAL RIGHTS: Seller will transfer surface rights only.

POSSESSION: Date of closing.

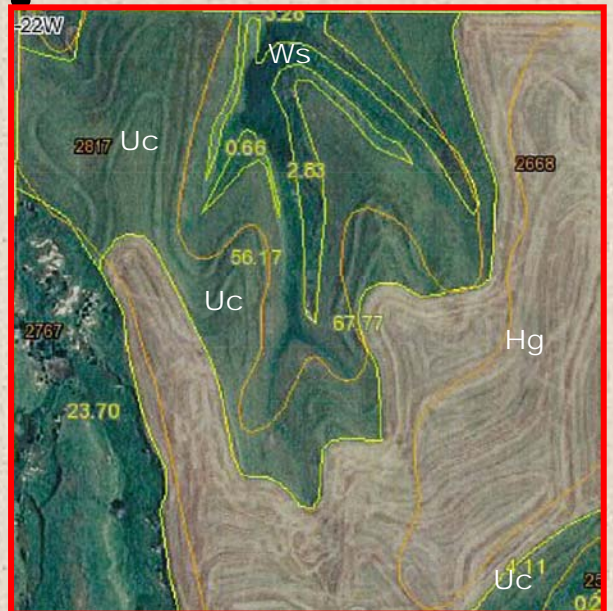
REAL ESTATE TAXES: Seller will pay taxes for all of 2011 and prior years. Taxes for 2012 will be the responsibility of the Buyer. (2011 Taxes = \$264.22)

PRICE: \$190,840

LEGAL DESCRIPTION: SE/4 OF 28-8-22



For a virtual tour visit
www.farmandranchrealty.com



Wildlife habitat – abundance of deer

FARM & RANCH REALTY, INC.

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

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Toll Free: 1-800-247-7863

DONALD L. HAZLETT, BROKER

“When you list with Farm & Ranch, it’s as good as SOLD!”

SOIL LEGEND TYPES:

Uc – Uly silt loam – 3 to 6% slopes
Ws – Wakeen-Nibson complex – 7 to 20% slopes
Hg – Holdrege silt loam – 1 to 3% slopes