

FOR SALE

160+/- ACRES CRP

GOVE COUNTY, KANSAS

LEGAL DESCRIPTION: NE/4 OF 17-14-31

LOCATION: From the intersection of Hwy 23 and County Road S in Gove, Kansas, go 14½ miles West to County Road 16, 7 miles South to County Road L, 1 mile West to County Road 14, then 1 mile South to the NE corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will convey surface rights only.

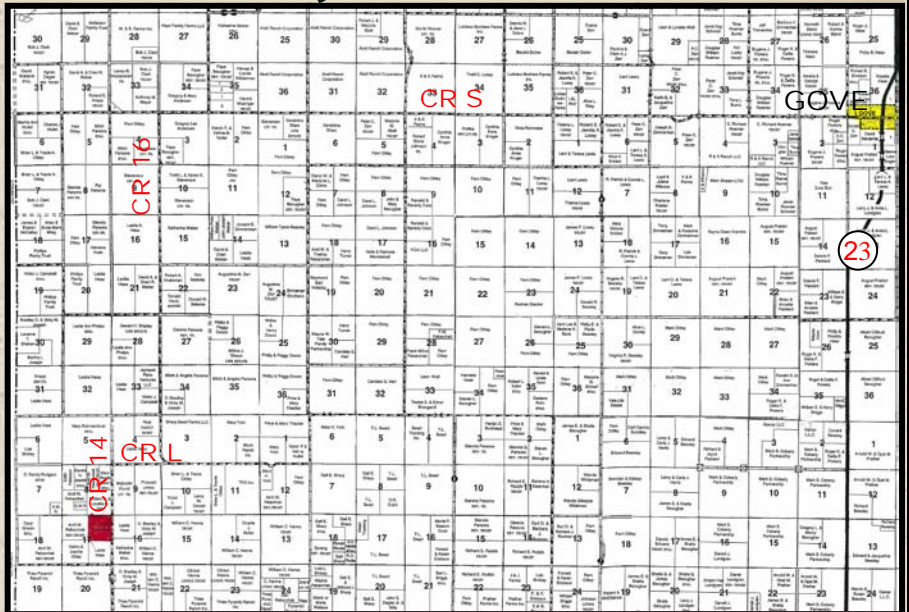
CRP INFORMATION:

- There are **164.8 acres currently enrolled in the CRP program** through 9/30/2020 at \$38.48 per acre for a total annual payment of \$6,342.
- Buyer will receive 100% of the 2012 CRP payment which will accrue from October 1, 2011, through September 30, 2012.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Taxes for 2011 will be the responsibility of the Buyer. (2011 taxes = \$214.32)

PRICE: \$104,000



Statements, While Not Guaranteed, Are From Reliable Sources.

For virtual tour visit
www.farmandranchrealty.com



FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent
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