

FOR SALE

160+/- ACRES CRP & GRASS

GRAHAM COUNTY, KANSAS

LEGAL DESCRIPTION: SW/4 OF 31-6-22

LOCATION: From the intersection of Hwys 283 and 24 in Hill City, Kansas go 8 miles North to County Road Y, then 1 mile East the SW corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will retain 1/2 the mineral rights perpetually.

FSA INFORMATION:

CRP ACRES: 141.3
GRASSLAND ACRES: 18.7+

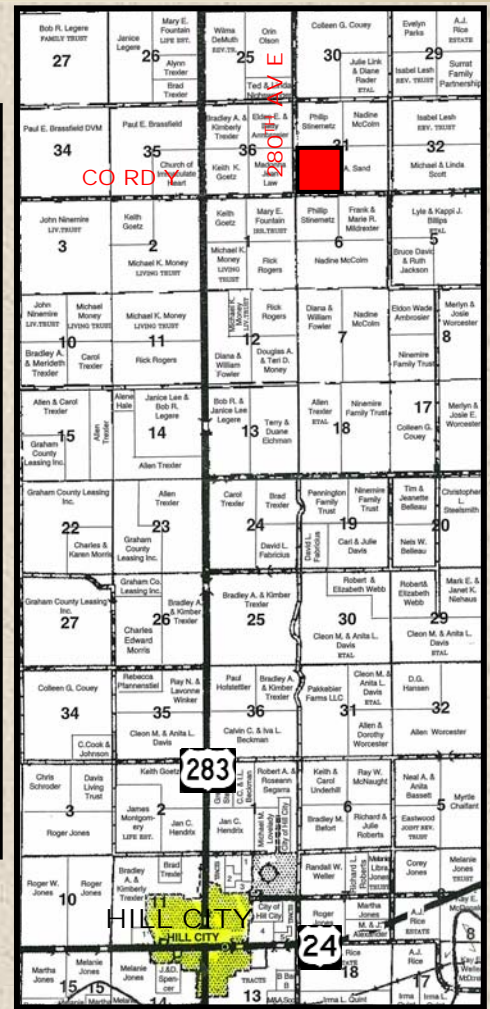
CRP INFORMATION:

- There are approximately 138.0 acres currently enrolled in the CRP program which are combined with the CRP acres in the SE/4 and will be split by FSA, through 9/30/2025 at \$36.87 per acre for a total annual payment of \$5,088.06.
- Buyer will receive all of the 2012 CRP payment which will accrue from October 1, 2011, through September 30, 2012.

POSSESSION: Possession will be date of closing.

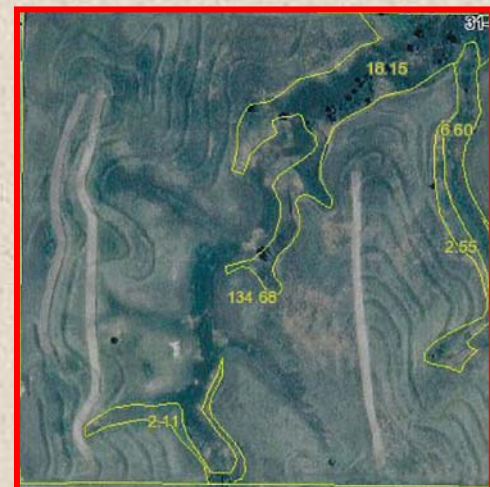
REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. (2010 taxes = \$200.00 (estimated by Graham county Appraiser office))

PRICE: \$148,000



For virtual tour visit www.farmandranchrealty.com

Statements, While Not Guaranteed, Are From Reliable Sources.



FARM & RANCH REALTY, INC.



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DONALD L. HAZLETT, BROKER

"When you list with Farm & Ranch, it's as good as SOLD!"

