

FOR SALE

160 ACRES CRP

SHERMAN COUNTY, KANSAS

LOCATION: From the intersection of Hwys 27 and 24 in Goodland, Kansas, go 7 miles South to Road 57, 4 miles West to Road 15, then 2 miles South to the NW corner of the property.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CRP INFORMATION:

- There are 82.5 acres currently enrolled in the CRP program through 9/30/21 at \$32.45 per acre for a total annual payment of \$2,677.
- There are 51.6 acres currently enrolled in the CRP program through 9/30/12 at \$26.80 per acre for a total annual payment of \$1,383.
- Total CRP payments: \$4,060.00

Buyer will receive 100% of the 2011 CRP payments.

REAL ESTATE TAXES: Seller to pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 Taxes = \$118.40)

POSSESSION: Date of closing.

PRICE: \$120,000

Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com



SOIL TYPE LEGEND:

- Cu- Colby-Ulysses complex - 3 - 5% slopes
- Cb - Colby silt loam - 5 to 15% slopes
- Ua - Ulysses silt loam - 1 to 3% slopes
- Uk - Ulysses-Keith silt loam - 0-1% slopes
- Ub - Ulysses silt loam - 3-6% slopes

FARM & RANCH REALTY, INC.



1420 W. 4th * Colby, KS 67701
Toll Free 1- 800-247-7863

DONALD L. HAZLETT
BROKER



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

**LEGAL DESCRIPTION:
NW/4 OF 9-10-40**

