

ALL IN CORN &
BUYER GETS 100%
OF THE CROP!!



FOR SALE

160 ACRES CROPLAND

GOVE COUNTY, KANSAS

LOCATION: From Gove, Kansas, on Hwy 23, go 10 miles South to County Road I, 6 miles West to County Road 32, then 3 miles South & ½ mile West to the Southeast corner of the property.

MINERAL RIGHTS: Seller will retain ½ of the mineral rights for a term of 15 years, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS & CROP INSURANCE: *There are 143.6 acres planted to corn and the Buyer will receive 100% of the crop.* There is RP crop insurance in effect at the 75% level with a total guarantee of \$32,364. Buyer will pay the premium and receive any benefits therefrom.

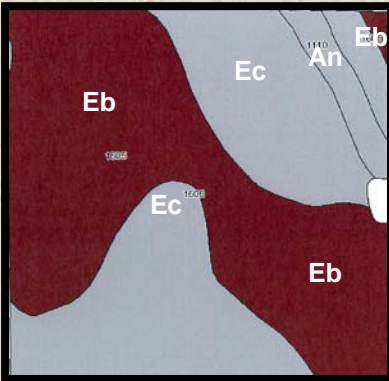
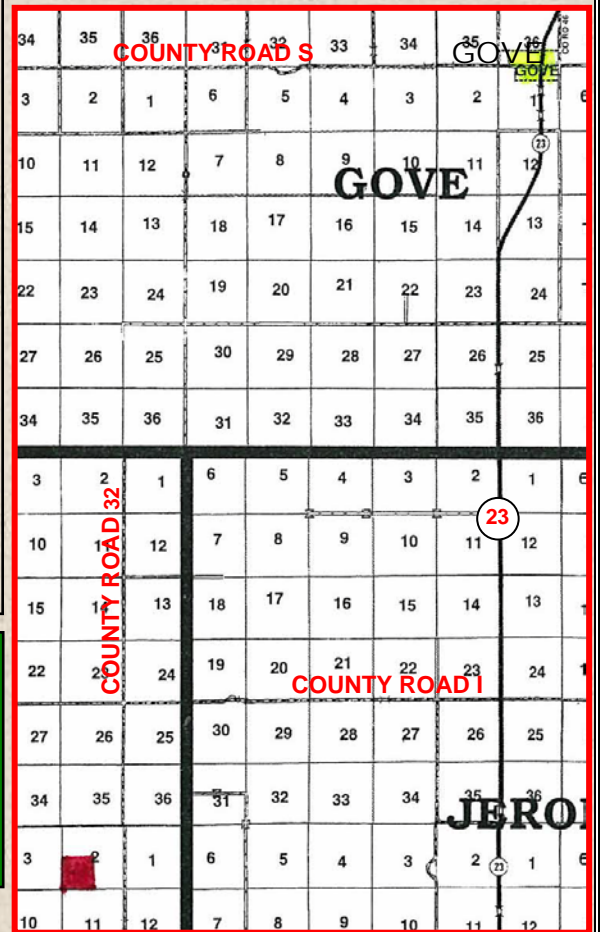
FSA INFORMATION: Cropland Acres: 156.0

POSSESSION: Possession will be date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be responsibility of the Buyer. (2010 taxes = \$59.86)

PRICE: \$192,000

LEGAL DESCRIPTION:
SW/4 OF 2-15-30



SOIL DESCRIPTIONS:

- Eb** – Elkader silt loam,
1 - 3% slopes
- Ec** – Elkader silt loam,
3 - 6% slopes
- An** – Angelus silt loam

**CALL DON FOR A
TOUR TODAY!!**

www.farmandranchrealty.com

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!"