

FOR SALE

160 ACRES CRP & GRASS

NESS COUNTY, KANSAS

LOCATION: From Brownell, Kansas, go 4 miles East on Hwy 4 to the Southwest corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Mineral rights are subject to a prior reservation and Seller will convey surface rights only to the Buyer.

FSA INFORMATION:

CRP Acres - 148.0
Grassland Acres - 12.0±

CRP INFORMATION: There are 148.0 acres currently enrolled in the CRP program through 9/30/12 at \$32.50 per acre for a total annual payment of \$4,810. 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: Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. (2010 taxes \$245.52)

LEGAL DESCRIPTION: SE/4 of 20-16-21



www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



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DONALD L. HAZLETT, BROKER



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