

# FOR SALE

## 160 ACRES CRP

### THOMAS COUNTY, KANSAS

#### LEGAL DESCRIPTION: SW/4 OF 15-7-34

**LOCATION:** From the intersection of Hwys 25 & 25 at Colby, KS, go 3 miles West to County Road 16, 3 miles North to County Road V to the SW corner. SIGNS WILL BE POSTED!

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

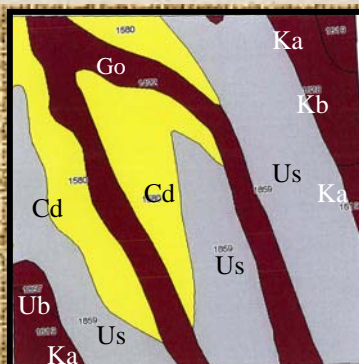
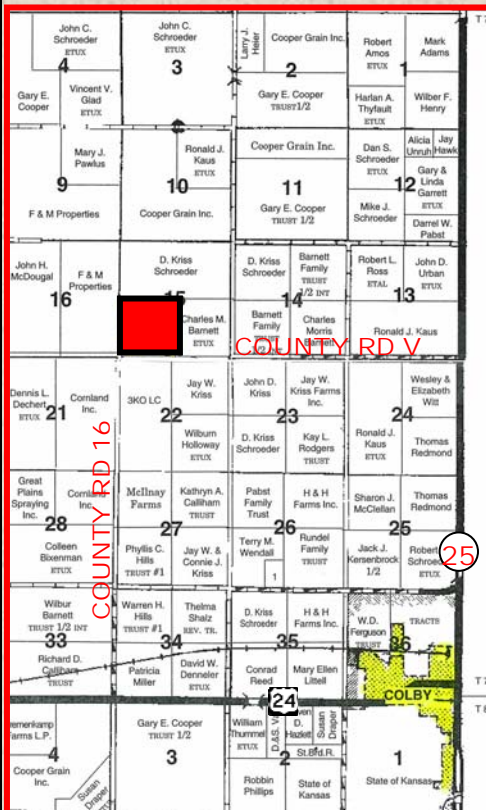
**CRP INFORMATION: CRP ACRES: 169.6**

- There are 169.6 acres currently enrolled in the CRP program through 9/30/2020 at \$37.60 per acre for a total annual payment of \$6,377.
- Buyer will receive 100% of the 2011 CRP payment which will accrue from October 1, 2010, through September 30, 2011.

**POSSESSION:** Possession will be date of closing.

**REAL ESTATE TAXES:** Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer. (2010 taxes = \$220.14)

**PRICE: \$225,000**



#### SOILS TYPE LEGEND:

- Us – Ulysses silt loam – 3 to 6%
- Cd– Colby silt loam – 5 to 15%
- Go – Goshen silt loam
- Kb– Keith silt loam - 1 to 3%
- Ka – Keith silt loam – 0 to 1%
- Ub – Ulysses silt loam – 1 to 3%

Statements, While Not Guaranteed, Are From Reliable Sources.

[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

Call Don for  
a tour of this  
property!!

## FARM & RANCH REALTY, INC.



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Colby, KS 67701

Toll Free – 1- 800-247-7863

DONALD L. HAZLETT  
BROKER



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