

FOR SALE

160 ACRES CROPLAND

GOVE COUNTY, KANSAS

LOCATION: From the intersection of Hwy 4 and N. Dodge 80 in Healy, Kansas, go 12 miles North to County Road F & ½ mile West to the Southeast corner of the property **OR** 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: Mineral rights are subject to a prior reservation of record and the Seller will convey surface rights only the Buyer at closing.

CROPS AND CROP INSURANCE: There are 143.3 acres planted to wheat and the Buyer will receive 100% of the crop. There is RP crop insurance in effect at the 65% level with a total guarantee of \$21,740. Buyer will pay the premium and receive any benefits therefrom.

FSA INFORMATION: Cropland acres - 156.0

	Base Acres	DCP Yld
Wheat	55.7	35
Grain Sorghum	58.20	48
Barley	21.3	41

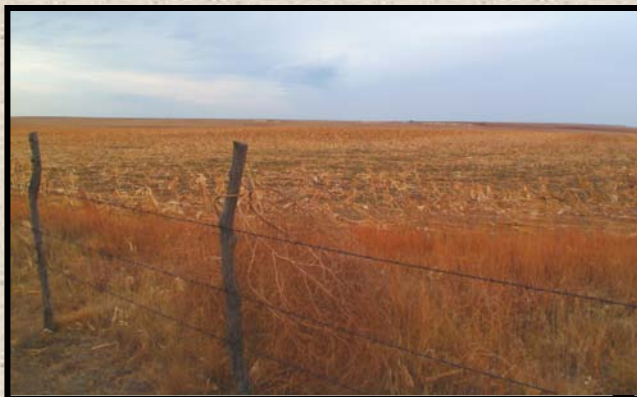
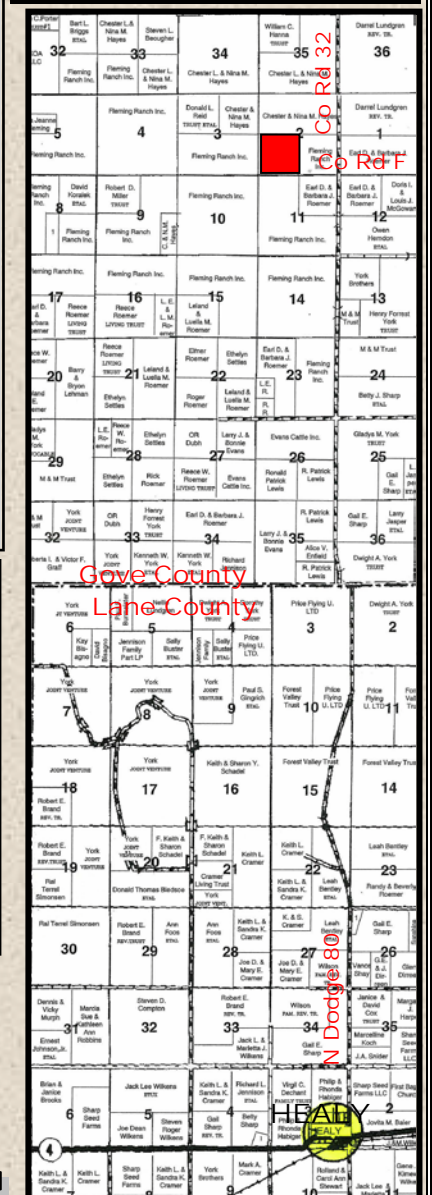
Buyer will receive 100% of all FSA payments associated with the 2012 crop year.

POSSESSION: Possession will be date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2011 and prior years. (2010 taxes = \$61.88)

PRICE: \$176,000

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



For a virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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