

160 ACRES CRP, GRASS & HOMESTEAD

"HUNTER'S HAVEN"

FOR SALE

TREGO COUNTY, KS



LEGAL DESCRIPTION:
SE/4 OF 4-14-22



GREAT HUNTING RETREAT

- 1,344 sq. ft.
- 2 bedrooms
- 1 bath
- Enclosed patio area
- Partial basement
- 2 propane tanks



LOCATION: From the intersection of I-70 exit 135 at Ogallah, Kansas on Hwy 147 go 8½ miles South to S Road, then 1 miles West and ½ mile South to the NE corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will retain 50% of the mineral rights for a term of 20 years, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

FSA INFORMATION:

CRP acres -	43.5
Grassland & improvement acres	116.5+

CRP INFORMATION: There are 43.5 acres currently enrolled in the CRP program through 9/30/20 at \$34.40 per acre for a total annual payment of \$1,496.

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 2011 and prior years. (2010 taxes = \$217.50)

PRICE REDUCED: ~~\$249,000~~ **\$199,750**

Statements, While Not Guaranteed, Are From Reliable Sources.



For a Virtual Tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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DONALD L. HAZLETT, BROKER

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WILDLIFE HABITAT

