

# FOR SALE

## 320 ACRES CRP & GRASS

### KEARNEY COUNTY, KS

**LEGAL DESCRIPTIONS: S/2 of 32-23-38**



**LOCATION:** From the intersection of Hwy 50 and Hamilton/Kearney County line at Kendall, Kansas, go 5 miles North to Road 190, then 1 miles East to the SW corner of the property. SIGNS ARE POSTED!!

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

**FSA INFORMATION:**

Cropland acres - 289.4  
Grassland acres - 30.6+

**CRP PAYMENTS:** There are 289.4 acres currently enrolled in the CRP program through 9/30/12 at \$34.59 per acre for a total annual payment of \$10,010.

Buyer will receive the landlord's 50% share of the 2012 CRP payment which will accrue from October 1, 2011, through September 30, 2012.

**POSSESSION:** Date of closing.

**TAXES:** Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing.  
(2011 taxes = \$430.70)

**PRICE:** \$320,000

*Statements, while not guaranteed, are from reliable sources.*

For a virtual tour visit  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

## FARM & RANCH REALTY, INC.

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