



FARM & RANCH REALTY, INC.

PO BOX 947
COLBY, KS 67701

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COLBY KS
PERMIT NO 141

**320 ACRES GRAHAM COUNTY, KS
CROPLAND, GRASS & IMPROVEMENTS**



TANK



CORRALS



CHUTE



STEEL WINDBREAK



28'x32' BARN



POND

IMPROVEMENTS



4 BEDROOM BRICK



320 ACRES CROPLAND, GRASS & IMPROVEMENTS

FOR SALE

GRAHAM COUNTY, KANSAS

LOCATION: From the intersection of Hwys 24 and 283 in Hill City, KS go 7 miles South to the NE corner of the property. SIGNS WILL BE POSTED!!

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

CROPS: Buyer will receive 100% of the 2012 crops.

FSA INFORMATION:

Cropland acres – 69.0
Grassland acres – 234.0±

	<u>BASE ACRES</u>	<u>DCP YIELD</u>
Wheat	41.6	28
Grain Sorghum	27.4	44

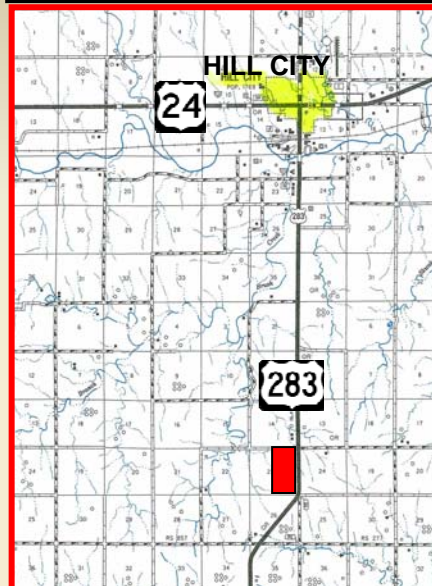
Buyer will receive 100% of all FSA payments associated with the 2012 crop year

POSSESSION: Date of closing on the grassland and improvement acres and after the fall harvest on the cropland acres.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. (2010 taxes \$=1,287.30).

PRICE: \$400,000

LEGAL DESCRIPTION:
E/2 of 23-9-23



Statements, While Not Guaranteed, Are From Reliable Sources.

For a Virtual Tour visit
www.farmandranchrealty.com



**ENJOY THE KANSAS
SUNRISE & SUNSET EVERYDAY!!**

Great opportunity to enjoy country living in this newly remodeled 4 bedroom, 3 bath, 2,760 sq. ft brick ranch home. The home includes wood and ceramic tile floors, new windows in kitchen, newer appliances, living room with patio doors, newer furnace and a/c, full partially finished basement, and there is also a porch that was recently built on the East side of the home.

The property also includes a 28'x32' barn, and other supporting outbuildings. Land is located just off Hwy 283 with black top driveway.

Excellent grass turf with 4 wells pipelined to pastures, 3 pond, corrals & steel windbreak, set of catch pens and 4 wire fencing.

***Improvements may be purchased separately !

FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent
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TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT, BROKER

"When You List With Farm & Ranch. It's As Good As Sold!"

