

FOR SALE

320 ACRES CRP

KIOWA COUNTY, COLORADO

LOCATION: From the intersection of Hwy 96 and Hwy 31 North of Cheraw on the Kiowa/Crowley County line, go 1½ miles North to the South edge of the property. **SIGNS WILL BE POSTED!**

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

CRP INFORMATION: There are 2 CRP contracts on this land.

192.0 acres @ \$24.35/ac thru 9/30/12 = \$ 4,675

117.9 acres @ \$26.30ac thru 9/30/12 = \$ 3,101

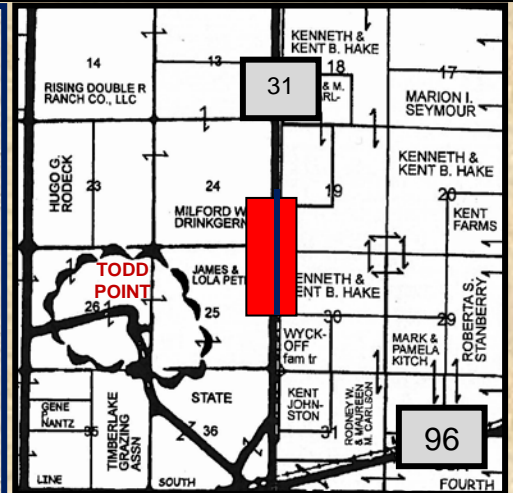
TOTAL ANN PAYMENT = \$ 7,776

Buyer will receive 100% of the 2011 CRP payments!

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 Taxes - \$256.38)

PRICE: \$128,000



LEGAL DESCRIPTION:

Lots 1 – 4 & E/2W/2 of Section 19-20-54

For a virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent (785-635-2102)

1420 W. 4th, P.O. BOX 947, Colby, KS 67701

CALL TOLL FREE - (800) 247-7863

DONALD L. HAZLETT, BROKER

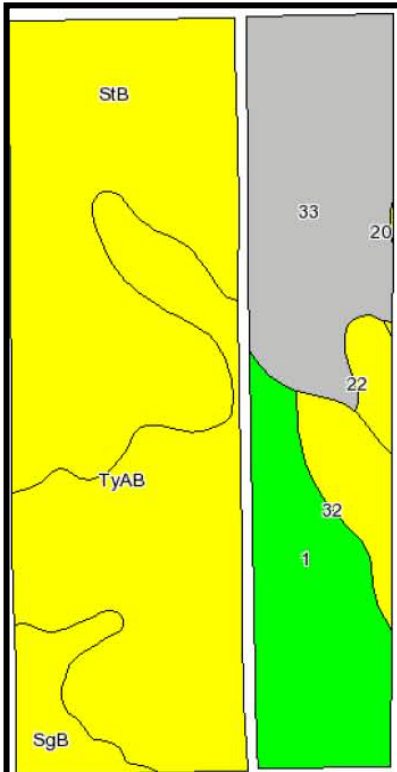
"When you list with Farm & Ranch, it's as good as SOLD!"





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
StB	Stoneham-Harvey loams, 0 to 5 percent slopes	98.1	31.8%	Yellow
TyAB	Tyrone clay loam, 0 to 3 percent slopes	80.1	25.9%	Yellow
33	Stoneham loam, 0 to 3 percent slopes	56.4	18.3%	Grey
1	Absted clay, 0 to 1 percent slopes	43.8	14.2%	Green
SgB	Shingle silty clay loam, 0 to 5 percent slopes	12.7	4.1%	Yellow
32	Singerton-Pultney complex, 1 to 10 percent slopes	12.3	4.0%	Yellow
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	5.1	1.7%	Yellow
20	Kim-Harvey loams, 1 to 3 percent slopes	0.2	0.1%	Yellow