

# FOR SALE

## 640 ACRES CROPLAND & GRASS

### TREGO COUNTY, KS

**LOCATION:** From I-70 exit 135 at Ogallah, KS go 16 miles South on Hwy 147 across the Cedar Bluffs Reservoir Dam, then 4 miles East on CR Y to the SW corner of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Seller will retain 100% of the mineral rights perpetually and will transfer surface rights only to the Buyer at closing.

**CROPS:** Cropland is subject to tenant's rights.

**FSA INFORMATION:**

Cropland Acres - 127.5  
 Grassland Acres- 499.5±

	Base Acres	DCP Yield
Wheat	38.7	33
Grain Sorghum	29.0	43
Barley	0.1	36

Buyer will receive the landlord's share of all FSA payments associated with the 2011 crop year. Seller will retain 100% of all FSA payments associated with the 2010 crop year.

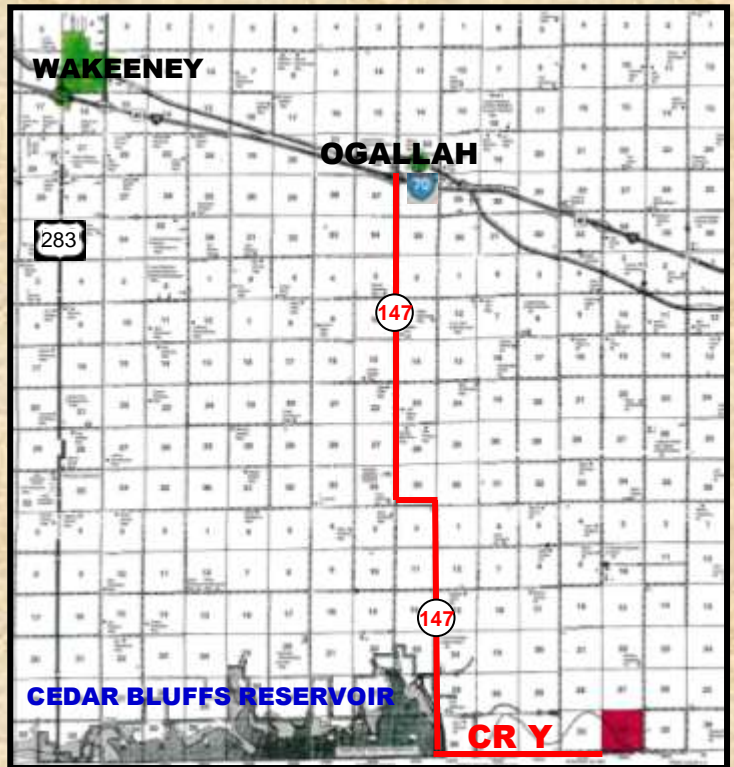
**POSSESSION:**

- Date of closing on the cropland acres, subject to tenant's rights.
- Closing on the grassland acres will be October 31, 2010.

**REAL ESTATE TAXES:** Seller will pay taxes for 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 TAXES – \$644.36)

**PRICE:** \$ 544,000

**LEGAL DESCRIPTION: SECTION 34-14-21**



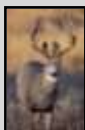
*Statements, While Not Guaranteed, Are From Reliable Sources.*

**For a Virtual Tour visit [www.farmandranchrealty.com](http://www.farmandranchrealty.com)**

**AERIALS & PHOTOS ON BACK**

Bluffs overlooking the valley offer a scenic view of the Smoky Hill River below.

There is an abundance of deer, bird and water fowl hunting.



Other amenities include the Cedar Bluffs Reservoir and over 200,000 acres of walk-in hunting nearby.



DEEP FERTILE SOILS



## FARM & RANCH REALTY, INC.

SCOTTY LEGERE, LISTING AGENT- 785-650-9970

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DONALD L. HAZLETT, BROKER



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FARM & RANCH REALTY, INC.  
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**TREGO CO. KS**

