



FOR SALE

80 ACRES CROPLAND

GRAHAM COUNTY, KS

LOCATION: From the intersection of Hwy 24 and 390th Ave in Nicodemus, KS, go 1 mile South to R Road, then 1 mile West to the SE corner of the property. **SIGNS WILL BE POSTED!**

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

CROPS: Seller will retain 100% of all the 2011 milo crop.

FSA INFORMATION:

Cropland Acres	80.0*	
	Base Acres	DCP Yield
Wheat	54.5*	25
Oats	3.3*	39
Grain Sorghum	20.1*	42

*Estimated

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

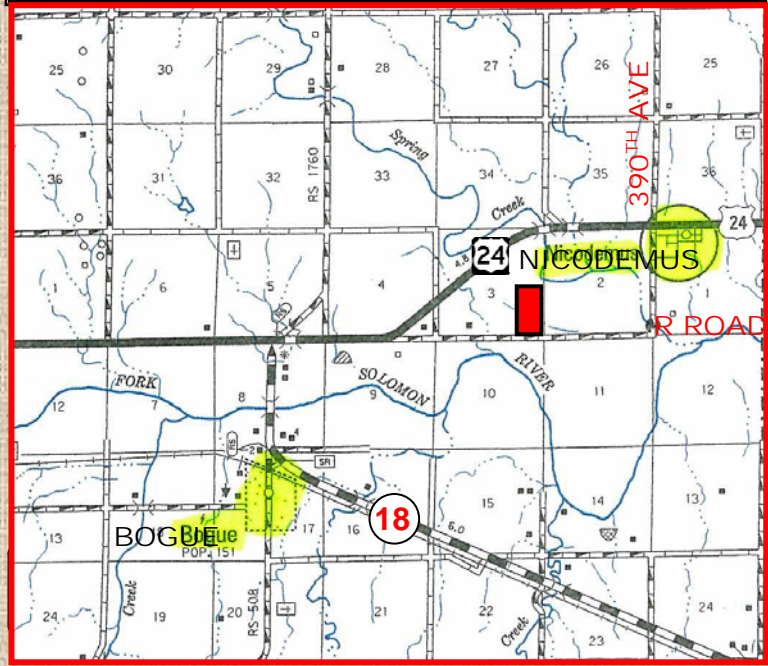
POSSESSION: After the 2011 milo harvest.

REAL ESTATE TAXES: Taxes for 2011 will be prorated to date of closing. (2010 taxes were \$246.92 for entire half section)

PRICE: \$82,000

www.farmandranchrealty.com

LEGAL DESCRIPTION: E/2SE/4 of Section 3-8-21



SOIL DESCRIPTIONS:

- 2753 – Penden loam, 3 - 7% slopes
- 2960 – Wakeen-Nibson silt loams, 3 - 7% slopes
- 2668 – Holdrege silt loam, 1-3% slopes
- 2582 – Coly silt loam, 6-20% slopes
- 2817 – Uly silt loam – 3 - 6% slopes
- 2513 – Anselmo sandy loam, 3 - 7% slopes



FARM & RANCH REALTY, INC.



SCOTTY LEGERE, Listing Agent
(785-650-9970)

P.O. Box 947 • 1420 W. 4th • Colby, KS 67701
(800) 247-7863 TOLL FREE

DONALD L. HAZLETT, BROKER



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

THINKING ABOUT BUYING OR SELLING?
CALL SCOTTY LEGERE – 785-650-9970