

FOR SALE

160+/- ACRES CRP

NORTON COUNTY, KS

LEGAL DESCRIPTION: NW/4 OF 3-4-23

LOCATION: From the intersection of Hwys 36 & 283 in Norton, go 6 miles South to Road S and ½ mile West to the NE corner of the property.

MINERALS: Seller will retain ½ of the mineral rights for a term of 20 years with said reservation to be non-participating in leases and lease monies, bonuses and delay rentals but fully participating in royalties.

FSA INFORMATION: CRP Acres -149.5

- There are 149.5 acres currently enrolled in the CRP program at \$35.00 per acre for a total annual payment of \$5,232.50 with the expiration date to 9/30/2020.
- Buyer will receive 100% of the 2012 CRP payment, which payment will accrue from October 1, 2011, through September 30, 2012, and all future years' CRP payments under the current CRP contract.

Buyer will be responsible for seeding to be done on the 15 acres under the pollinator provision of the CRP contract, and the alfalfa seeding on the balance of the CRP acres under the terms of the contract. There is a 50% cost share available that will go to the Buyer.

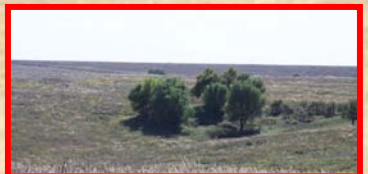
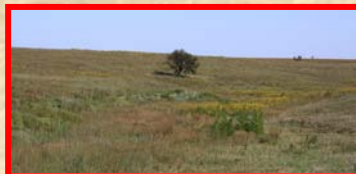
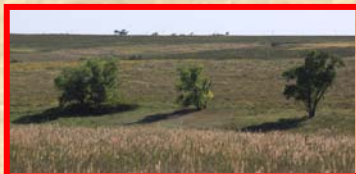
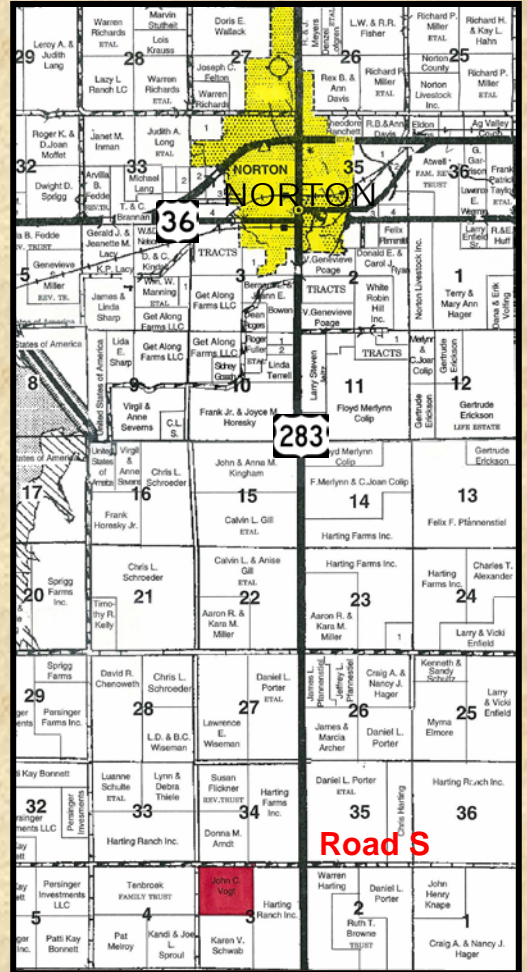
POSSESSION: Date of closing

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. (2010 Taxes - \$361.94)

PRICE: \$ 144,000

Statements, While Not Guaranteed, Are From Reliable Sources.

For a virtual tour visit
www.farmandranchrealty.com



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