

FOR SALE

80+/- ACRES EXPIRED CRP

NORTON COUNTY, KS

LOCATION: From Densmore, KS, go 1 mile North on Road E8 to Hwy 9, go 2 miles West to Road E6, then 3 $\frac{3}{4}$ miles North to the SW corner of the property.

MINERAL RIGHTS: Seller will retain $\frac{1}{2}$ of the minerals for a term of 20 years, said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: There are no growing crops.

FSA INFORMATION: Cropland acres – 68.7
Grassland acres – 7.6

	BASE ACRES	DCP YIELD
Wheat	22.3	32
Oats	2.3	39
Grain Sorghum	14.9	44
Barley	2.5	36

Buyer will receive 100% of all FSA payments associated with the 2010 crop year.

POSSESSION: Date of closing

REAL ESTATE TAXES: Seller shall pay taxes for 2009 and prior years. Taxes for 2010 to be prorated to the date of closing. (2009 Taxes - \$199.02)

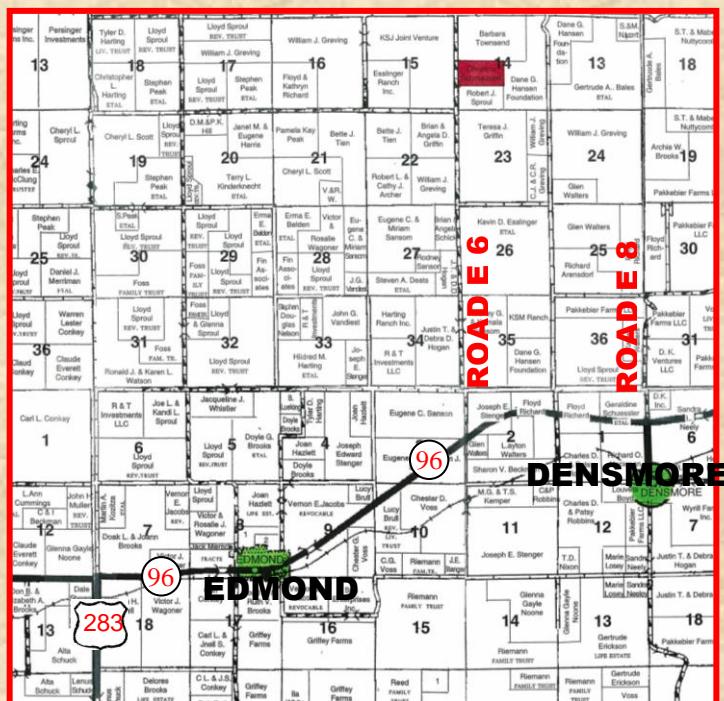
PRICE: \$ 56,000

Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com



LEGAL DESCRIPTION:
N/2SW/4 OF 14-4-22



FARM & RANCH REALTY, INC.

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Toll Free (800) 247-7863

**DONALD L. HAZLETT
BROKER**

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