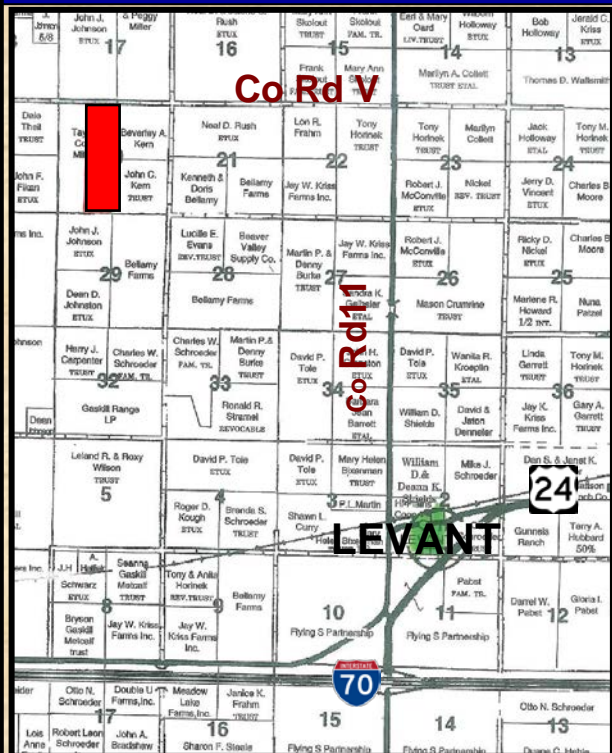




# FOR SALE

## 160 ACRES CROPLAND & CRP

### THOMAS COUNTY, KS



#### LEGAL DESCRIPTION:

##### E/2W/2 of 20-7-35

**LOCATION:** From Levant, Kansas, on County Road 11 go 3 1/2 miles North to Co Rd V and then 2 1/2 miles West. **SIGNS WILL BE POSTED!**

**CROPS:** There are no growing crops.

**FSA INFORMATION:** Cropland acres - 138.1  
CRP acres - 21.5

	Base Acres	Direct Yield
Corn	39.8	128
Grain Sorghum	79.5	93

All FSA farm program payments associated with the 2015 crop year will be subject to FSA program elected provisions at the time of sign-up.

**CRP INFORMATION:** There are 21.5 acres currently enrolled in the CRP program through 9/30/2015 at \$40.26 per acre for a total annual payment of \$866. Buyer will receive the 2015 and future years' CRP payments.

**POSSESSION:** Date of closing.

**MINERAL RIGHTS:** Seller will retain 100% of the mineral rights for a term of 10 years.

**REAL ESTATE TAXES:** Seller will pay taxes for all of 2013 and prior years. Taxes for 2014 will be prorated to the date of closing. (2013 taxes - \$543.42)

#### SOIL LEGEND TYPES:

- 1619 - Keith silt loam, 0- 1% slopes
- 1619 - Keith silt loam, 1- 3% slopes
- 1859 - Ulysses silt loam, 3- 6% slopes

#### PRICE:

**\$550,000**

[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

## FARM & RANCH REALTY, INC.

1420 W. 4<sup>th</sup> • Colby, KS 67701

(800) 247-7863 Toll Free

**DONALD L. HAZLETT, BROKER**



Donald L. Hazlett,  
Broker

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

