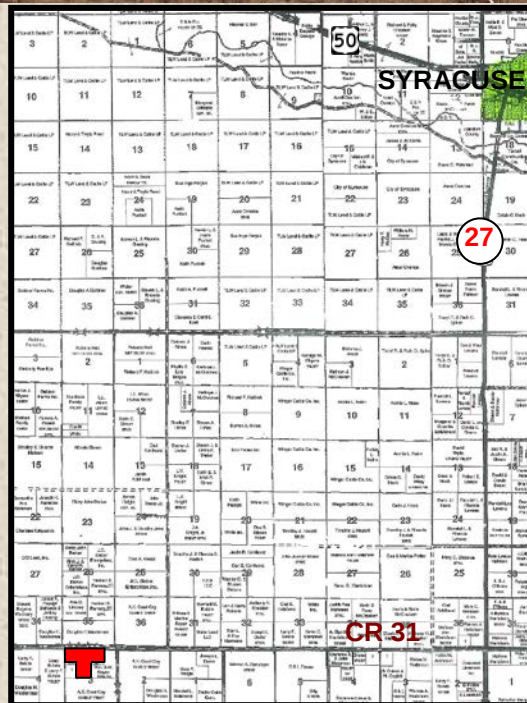


FOR SALE

215+/- ACRES CROPLAND, GRASS & CRP HAMILTON COUNTY, KANSAS



VISIT OUR WEBSITE @
www.farmandranchrealty.com



SOIL LEGEND TYPES:

1578 - Colby silt loam - 1-3% slopes
1579 - Colby silt loam - 3-5% slopes
1580 - Colby silt loam - 5-15% slopes
1342 - Bridgeport clay loam
1856 - Ulysess silt loam - 0-1% slopes
1857 - Ulysess silt loam - 1-3% slopes
1854 - Ulysess loam - 1-3% slopes

LEGAL DESCRIPTION:

N/2NW/4, SE/4NW/4 and NW/4NE/4
of Section 3-26-42

LOCATION: From the intersection of Hwys 50 & 27 in Syracuse, Kansas, go 10½ miles South to CR 31, and 7¼ miles West to the NE corner of the property. **SIGNS WILL BE POSTED!**

CROP: There are 193.2 acres of growing wheat, and the Buyer will receive 100% of the 2015 wheat crop.

FSA INFORMATION:

Cropland acres	-	193.2
Grassland acres	-	7.6±
CRP acres	-	13.8

	Base Acres	DCP Yield
Wheat	101.9	25
Grain Sorghum	15.8	29
Barley	9.0	26

Buyer will receive 100% of all FSA payments associated with the 2014 crop year, if any.

CRP INFORMATION:

- There are 13.8 acres currently enrolled in the CRP program through 9/30/2020 at \$30.97 per acre for a total annual payment of \$427.
- Buyer will receive 100% of the 2014 and future years' CRP payments.

POSSESSION: Date of closing.

MINERAL RIGHTS: Mineral rights are subject to a prior reservation of record and Seller will convey surface rights only to the Buyer.

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 = \$368.38)

PRICE REDUCED: ~~\$203,850~~ to \$185,000

Statements, while not guaranteed, are from reliable sources.

FARM & RANCH REALTY, INC.



TRAVIS WEAVER, Listing Agent
(620-376-4600)

1420 W. 4th • Colby, KS 67701

Toll Free: 800-247-7863

DONALD L. HAZLETT, BROKER

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

