

FOR SALE

3,020+/- ACRES CROPLAND & GRASS

HAMILTON COUNTY, KS

LOCATION: From the intersection of Hwys 50 and 27 in Syracuse, Kansas, go 8½ miles South to SW CR 29, then 1 mile East to the NW corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: MINERAL RIGHTS ARE BELIEVED TO BE 100% INTACT, AND WILL TRANSFER TO THE BUYER AT CLOSING.

CROPS: Tenant will retain 100% of the 2014 wheat crop under the expired Cash Lease Agreement. Buyer will receive the remaining cash lease payment in the amount of \$30,000 due August 1, 2014.

FSA INFORMATION: Cropland acres - 1,988.4
Grassland acres - 1,032.6±

	Base Acres	DCP Yield
Wheat	1150.2	28
Grain Sorghum	128.0	29
Soybeans	81.3	15
Barley	87.7	26

POSSESSION:

- Date of closing on the grassland acres, except on the W/2 of 21-25-40, where possession will be Oct. 21, 2014.
- Date of closing, subject to the tenant's right to harvest the 2014 wheat crop on the planted wheat acres.
- Date of closing on any open cropland acres.

REAL ESTATE TAXES: Seller will pay taxes for 2013 and prior years. Taxes for 2014 will be the responsibility of the Buyer. (2013 taxes - \$8,870.74)

PRICE: \$5,429,400

Statements, while not guaranteed, are from reliable sources.

FOR A VIRTUAL TOUR VISIT
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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

1420 W. 4th • Colby, KS 67701

Toll Free 1- 800-247-7863

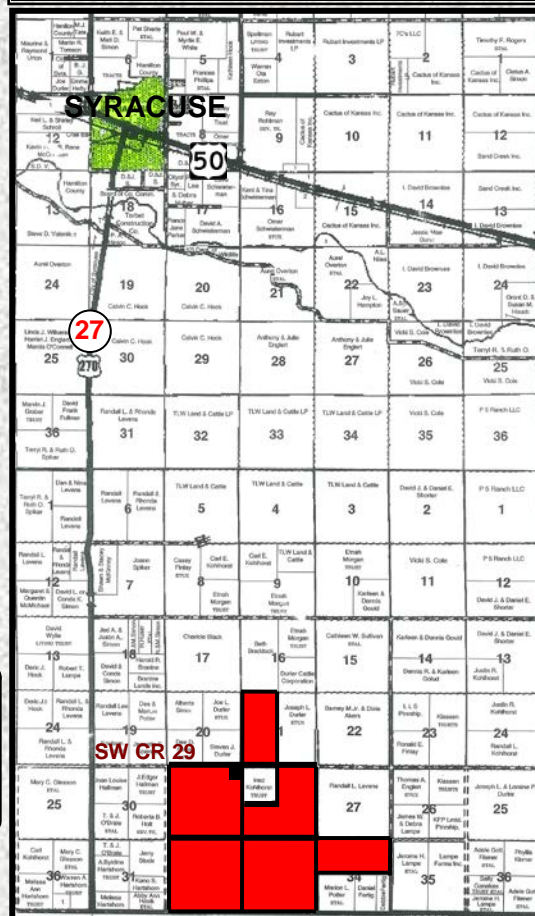
DONALD L. HAZLETT, Broker

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



LEGAL DESCRIPTIONS:

W/2 of 21-25-40
E/2 & SW/4 of 28-25-40
Section 29-25-40, less a tract
Section 32-25-40
Section 33-25-40
N/2 of 34-25-40





FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

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HAMILTON COUNTY, KANSAS



**100'x41' ROUND TOP
BUILDING**