

# FOR SALE

## 480 ACRES CROPLAND

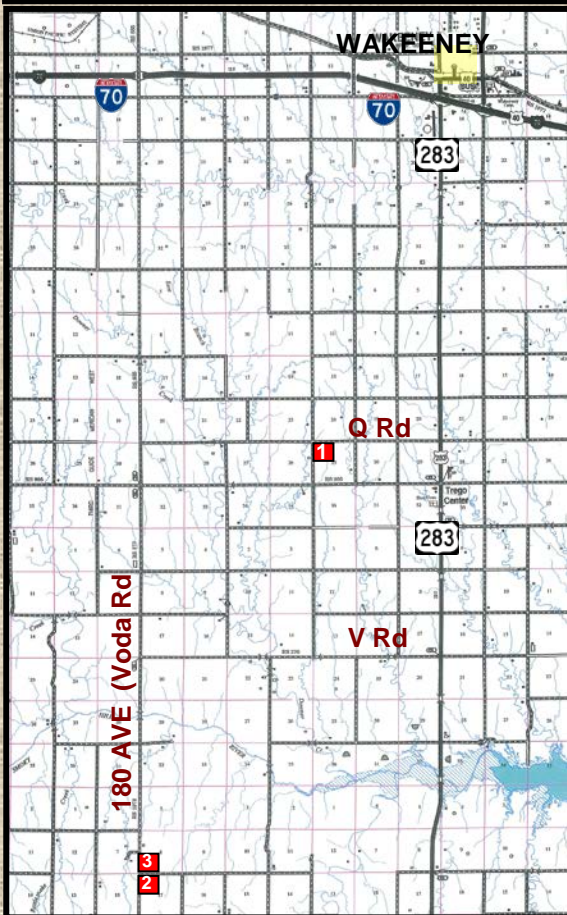
### TREGO COUNTY, KS

#### LEGAL DESCRIPTIONS:

TRACT 1: NW/4 of 25-13-24

TRACT 2: NW/4 of 17-15-24

TRACT 3: SW/4 of 8-15-24



Tract 2

**LOCATION:** From I-70 Exit 127 at Wakeeney, Kansas, go 8 miles South to Q Road, and 2½ miles West to the NE of Tract 1. From the Trego Center go 7 miles West to Voda Road, then 9 miles South to Tracts 2 & 3. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Mineral rights are believed to be 100% intact. The Seller will retain ½ of the mineral rights for a term of 10 years, or for as long as production, if any, exists. Said reservation will be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

**CROPS:** **Tracts 1 & 3:** There are no growing crops. Buyer will reimburse the tenant at closing for the spraying of wheat stubble.

**Tract 2:** There are approximately 152.2 ac planted to wheat. Buyer will receive the landlord's 1/3<sup>rd</sup> share of the 2014 wheat crop, if any, and Buyer would reimburse the tenant at closing for the landlord's 1/3<sup>rd</sup> share of the applicable cropping expenses, if any.

#### **FSA INFORMATION:**

**Tracts 1 & 3:** Buyer will receive all FSA payments associated with the 2014 crop year, if any.

**Tract 2:** Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA wheat payments, if any, and 100% of all FSA feed grain payments if any, associated with the 2014 crop year.

**CRP PAYMENTS:** **Tracts 2 & 3:** All 2014 CRP payments which shall accrue from October 1, 2013, thru September 30, 2014, will be prorated to the date of closing.

**POSSESSION:** **Tracts 1 & 3:** Date of closing.

**Tract 2:** Date of closing on the CRP acres, and after the 2014 wheat harvest on the planted wheat acres.

**REAL ESTATE TAXES:** Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. See chart on back for 2013 taxes.

#### **PRICE:**

TRACT 1: \$480,000

TRACT 2: \$400,000

TRACT 3: \$384,000

*Statements, while not guaranteed, are from reliable sources.*

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

## FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent (785-635-2102)

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

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DONALD L. HAZLETT, BROKER

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



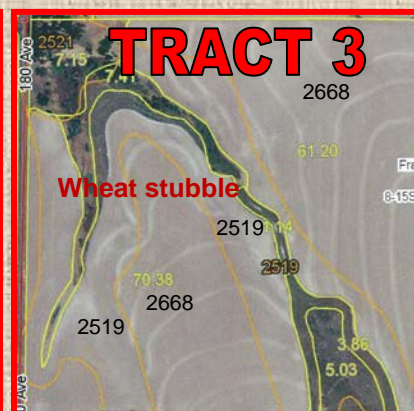
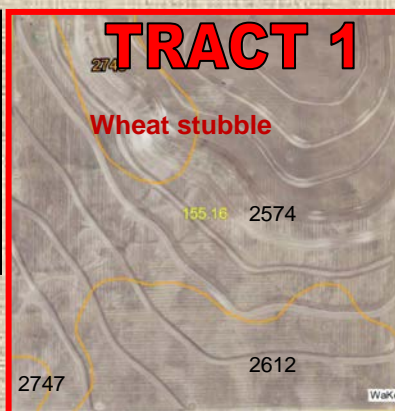
**FARM & RANCH REALTY, INC.**  
**PO BOX 947**  
**COLBY, KS 67701**

TR	CROP LAND ACRES	GRASS LAND ACRES	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	WHEAT BASE/DCP YLD	CORN BASE/DCP YLD	GRAIN SORGHUM BASE/DCP YLD	2013 TAXES
1	155.2				51.6/33	51.6/47	25.8/44	\$562.06
2	152.2		2.8	\$34.25/\$95.90/9-30-22	83.4/32		3.9/42	\$519.00
3	140.3	7.1	7.6 1.1	\$31.94/\$243/9-30-19 \$34.25/\$37.68/9-30-22	77.0/32		3.7/42	\$412.74
	447.7	7.1	11.5					

**SOILS TYPE LEGEND:**

2612 – Harney silt loam – 0 to 1%  
 2668 – Holdrege silt loam – 1 to 3%  
 2574 – Carlson silt loam – 1 to 3%  
 2748 – Penden clay loam – 3 to 7  
 2747 – Penden clay loam – 3 to 7%  
 2519 – Armo loam – 3 to 7%

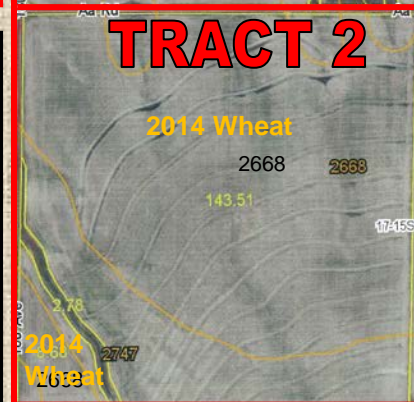
**For a virtual tour visit**  
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**Tract 1**



**Tract 3**



**TRACT 2**