

# FOR SALE

## 160 ACRES GRASS & CROPLAND

### NESS COUNTY, KANSAS

**LOCATION:** From Ransom, Kansas, go 3 miles West to the NE corner of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Mineral rights are subject to a prior reservation of record and Seller will transfer surface rights only.

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

**FSA INFORMATION:** Cropland acres: 44.6  
Grassland acres: 115.4±

	Base Acres	DCP Yield
Wheat	21.0	45
Grain Sorghum	12.7	42

Buyer will receive 100% of all FSA payments associated with the 2013 crop year, if any.

**POSSESSION:** Date of closing.

**REAL ESTATE TAXES:** Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. (2012 taxes = \$149.86)

**PRICE:** \$176,000

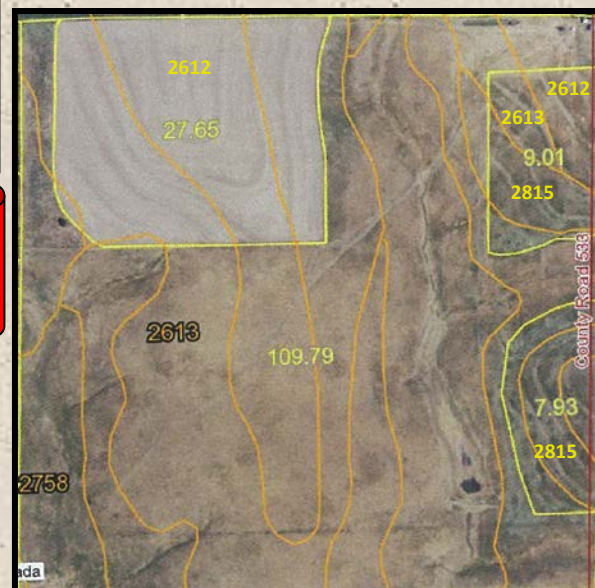
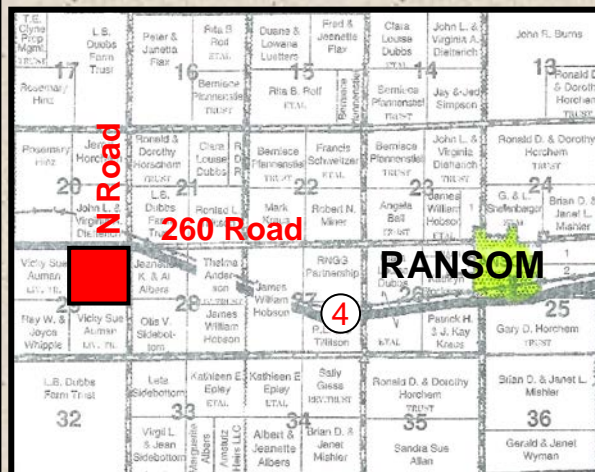
Statements, While Not Guaranteed, Are From Reliable Sources.

**For a Virtual Tour visit**  
**[www.farmandranchrealty.com](http://www.farmandranchrealty.com)**

#### SOIL LEGEND TYPES:

- 2612 – Harney silt loam – 0 to 1% slopes
- 2613 – Harney silt loam – 1 to 3% slopes
- 2815 – Ulysses silt loam – 1 to 3% slopes
- 2758 – Penden-Bridgeport complex – 0 to 15%
- 2747– Penden clay loam – 3 to 7%

#### LEGAL DESCRIPTION: NE/4 OF 29-16-24



## FARM & RANCH REALTY, INC.

**NEAL MANN, Listing Agent**  
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**DONALD L. HAZLETT, BROKER**

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

