

FOR SALE

221.0+/- ACRES CROPLAND & GRASS DECATUR COUNTY, KS

LEGAL DESCRIPTION:

SW/4 & W/2NW/4 OF 30-4-26, less tracts

LOCATION: See Map. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CROPS: Buyer will receive the landlord's share of the 2013 planted corn crop.

FSA INFORMATION: Cropland Acres - 57.8
Grassland Acres - 163.2+

	<u>Base Acres</u>	<u>DCP Yield</u>
Wheat	28.0	42

Buyer will receive the landlord's share of all FSA payments associated with the 2013 crop year.

POSSESSION: Date of closing, subject to the tenant's rights.

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 = \$202.30)

PRICE: \$250,000

Statements, While Not Guaranteed, Are From Reliable Sources.

For a Virtual Tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



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TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT, BROKER



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SOIL LEGEND TYPES:

- 2668 - Holdrege silt loam - 1 - 3% slopes
- 2817 - Uly silt loam - 3 - 6% slopes
- 2820 - Uly silt loam - 6 - 11% slopes

