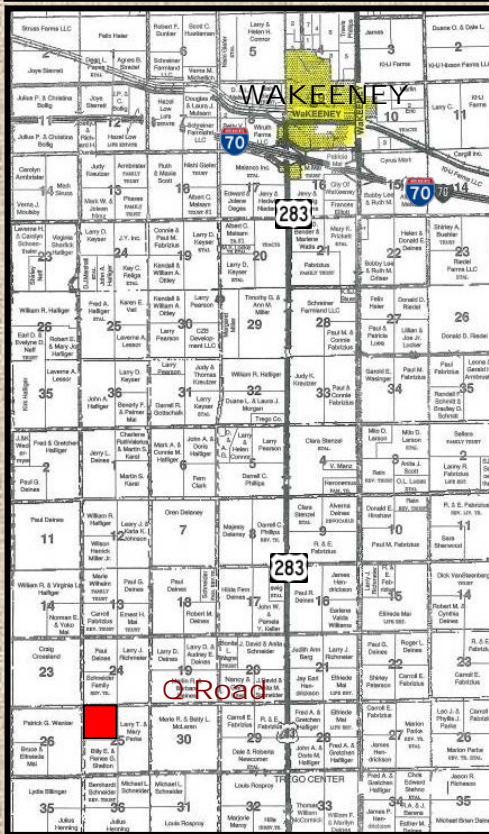


# FOR SALE

## 160 ACRES CROPLAND

### TREGO COUNTY, KS

#### LEGAL DESCRIPTION: NW/4 of 25-13-24



Statements, while not guaranteed, are from reliable sources.



**LOCATION:** From I-70 Exit 127 at Wakeeney, Kansas, go 8 miles South to Q Road, and 2½ miles West to the NE corner of the property. **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:** Land is planted to wheat and is subject to the tenant's rights. Buyer will receive the landlord's 1/3<sup>rd</sup> share of the wheat if it is harvested after the date of closing, and Buyer would reimburse the tenant for the landlord's 1/3<sup>rd</sup> share of the applicable cropping expenses, if any.

**FSA INFORMATION:** Cropland acres - 155.16

	Base Acres	DCP Yld
Wheat	51.6	33
Corn	51.6	47
Grain Sorghum	25.8	44

Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA payments associated with the 2013 crop year. All FSA payments associated with the 2014 crop year, if any, will follow the crop(s).

**POSSESSION:** Date of closing, subject to the tenant's right to harvest the 2013 growing wheat crop.

**TAXES:** Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be responsibility of the Buyer. (2012 taxes = \$479.68)

**PRICE: \$496,000**

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

#### SOILS TYPE LEGEND:

- 2574 – Carlson silt loam – 1 to 3%
- 2612 – Harney silt loam – 0 to 1%
- 2748 – Penden clay loam – 3 to 7%, eroded
- 2747 – Penden clay loam – 3 to 7%



## FARM & RANCH REALTY, INC.

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

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

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