

# FOR SALE

## 150+/- ACRES IRRIGATED CROPLAND

### RAWLINS COUNTY, KANSAS

#### LEGAL DESCRIPTION: SW/4 OF 18-3-35

**LOCATION:** From the intersection of Road 3 and Hwy 36 at McDonald, Kansas, go 4 miles East to the SW corner of the property.  
**SIGNS WILL BE POSTED!**

**CROPS:** Buyer will receive the landlord's 1/3<sup>rd</sup> share of the 2012 corn crop.

#### **FSA INFORMATION:**

Irrigated acres	—	116.0
Dryland acres	—	31.0

#### **Base Acres      DCP Yld**

Corn	124.6	125
Barley	0.5	45

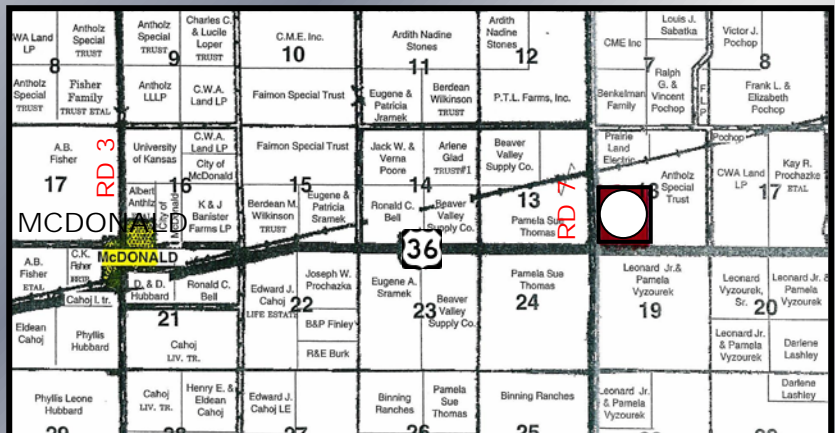
Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA feed grain payments associated with the 2012 crop year.

**POSSESSION:** March 31, 2013.

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

**TAXES:** Seller will pay taxes for all of 2011 and prior years. Taxes for 2012 will be prorated to the date of closing. (2011 taxes are \$774.22)

**PRICE:** \$730,000

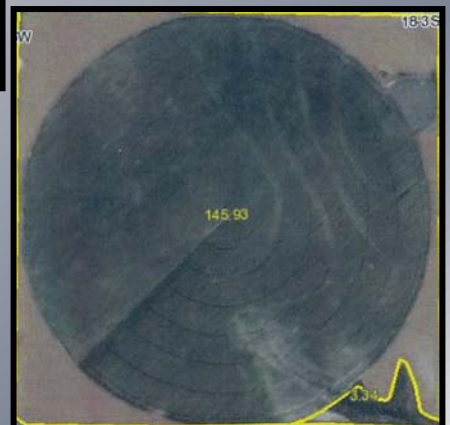


Statements, while not guaranteed, are from reliable sources.

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**IRRIGATION INFORMATION:** This quarter has a '86 Reinke model 60 sprinkler that is included in this sale.

**WATER RIGHT INFORMATION:** This land has one irrigation well covered under two water rights. The well is permitted for 306 AF at 500 GPM.



## FARM & RANCH REALTY, INC.

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**DONALD L. HAZLETT, BROKER**

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