

FOR SALE

160 ACRES EXPIRING CRP

FINNEY COUNTY, KANSAS

LOCATION: From the intersection of Hwys 23 and 156 South of Dighton, Kansas, go 2 miles West to 21700 E Road, and 1½ miles North to the Southwest corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will retain ½ of the mineral rights perpetually.

FSA INFORMATION:

CRP Acres - 159.1

CRP INFORMATION: There are 159.1 acres currently enrolled in the CRP program through 9/30/12 at \$34.80 per acre for a total annual payment of \$5,537.

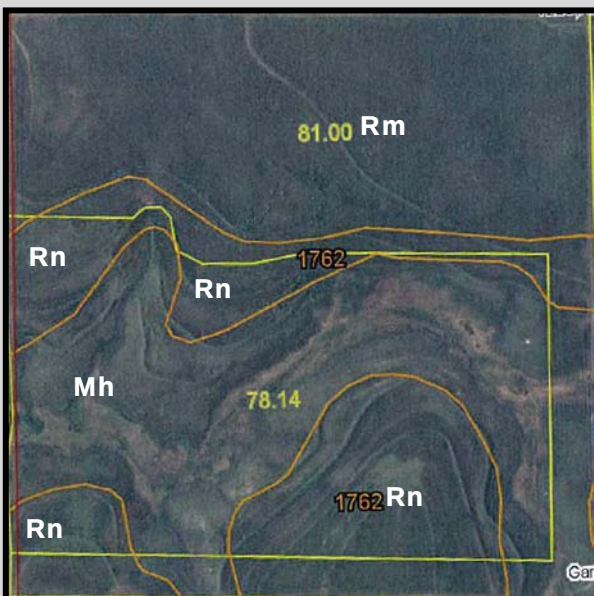
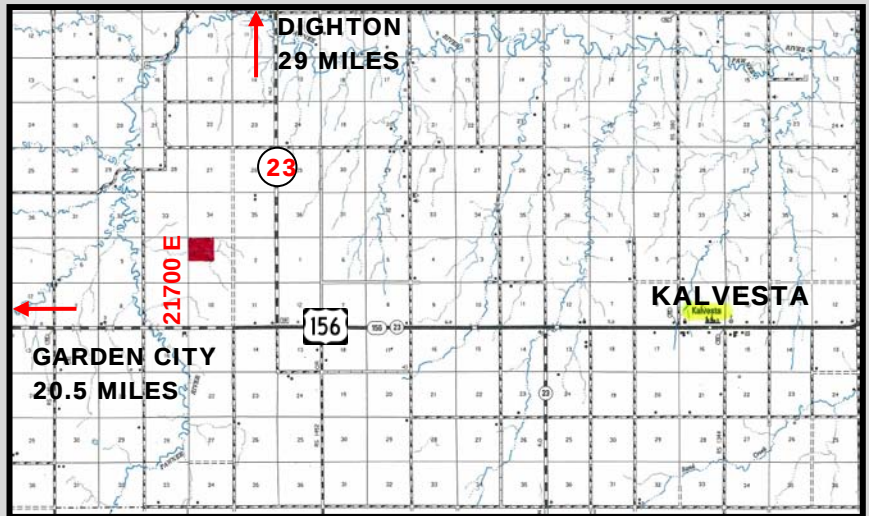
The 2012 CRP payment will be prorated to the date of closing.

POSSESSION: Date of closing.

REAL ESTATE 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 \$282.02)

PRICE: \$160,000

LEGAL DESCRIPTION: NW/4 of 3-23-29



SOIL LEGEND:

Richfield Silt Loam - 0-1% slopes

Richfield Silt Loam - 1-3% slopes

Penden-Roxbury complex - 0-15% slopes

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FARM & RANCH REALTY, INC.



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DONALD L. HAZLETT
BROKER



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