

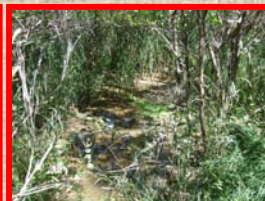
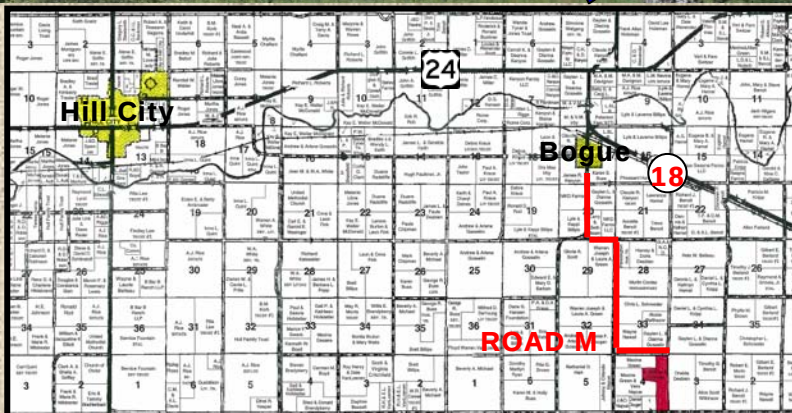
200+/- ACRES GRASSLAND & CREEK BOTTOM

FOR SALE

GRAHAM COUNTY, KS

**ATTENTION
HUNTERS!**

**LEGAL DESCRIPTIONS:
E/2E/2 & SW/4NE4 of 4-9-21**



For a virtual tour visit
www.farmandranchrealty.com

- EXCELLENT HUNTING
- Quail • Pheasant • Deer • Turkey
- Lots of TREES
- Spring Fed Creek
- Owner states "Best kept secret for hunting in NW Kansas"



**LIVE
WATER**



FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent
(785-650-9970)

1420 W. 4th • Colby, KS 67701

1-800-247-7863

DONALD L. HAZLETT
BROKER



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

LOCATION: From Bogue/HWY 18 go South 2 miles on County Road 355, turn East on County Road O go for ½ mile, turn South on County Road 360 go for 2 miles, then turn East on County Road M and go for ¾ of a mile and will take you to the Northwest Corner of property.

SIGNS WILL BE POSTED!

MINERAL RIGHTS: Seller shall retain ½ of the mineral rights for a term of 10 years or as long as production may continue, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: There are no growing crops. The cropland acres are expired CRP grass.

FSA INFORMATION:	Cropland acres -	99.2
	Trees, creek & grass -	97.2
	<u>Base Acres</u>	<u>DCP Yld</u>
	Wheat	52.4
	Grain Sorghum	11.6
	Barley	5.2
		33
		34
		32

Buyer will receive 100% of all 2011 FSA payments.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. (2010 Taxes = \$192.66).

PRICE REDUCED: ~~\$260,000~~ \$250,000

Statements, while not guaranteed, are from reliable sources.