



# FOR SALE

## 320 ACRES CROPLAND & GRASS

## WALLACE COUNTY, KS

**LOCATION:** From the intersection of Hwy 40 and Road 26 in Wallace, KS, go 8½ miles North on Road 26 to Expressway Rd, 1½ miles East, then 1 mile North on minimum maintenance road to the SW corner of the property.

**SIGNS WILL BE POSTED!!**

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

**CROPS:** There are no growing crops.

**FSA INFORMATION:** Cropland acres - 63.5  
Grassland acres - 256.5±

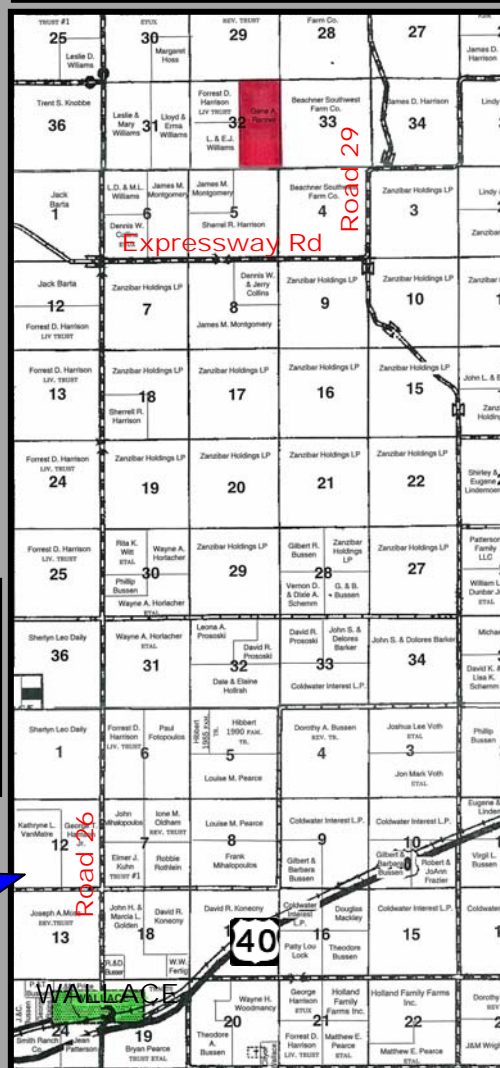
Land is not enrolled in the FSA program.

**POSSESSION:** Date of closing.

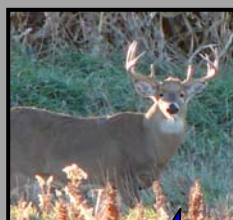
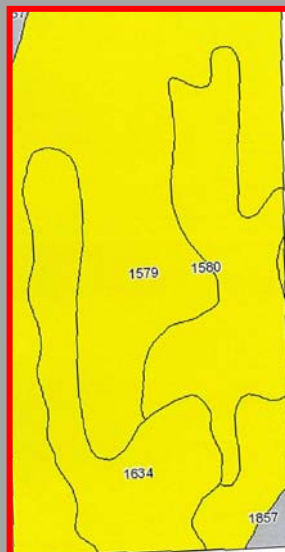
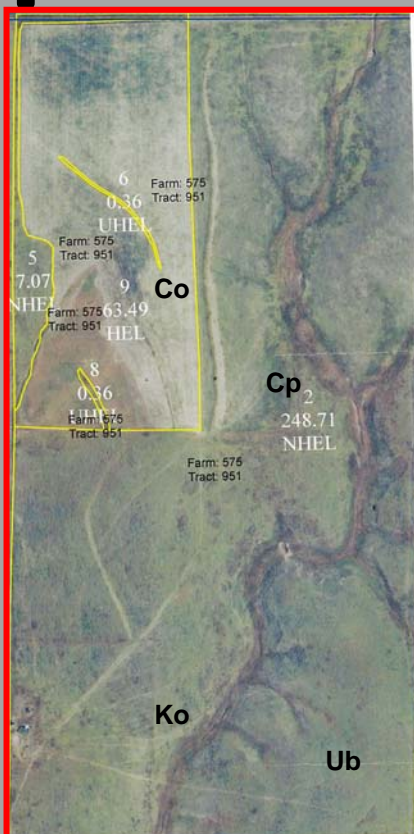
**TAXES:** Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 taxes = \$193.28)

**PRICE:** \$166,750

### LEGAL DESCRIPTION: E/2 of 32-11-38



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



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STEVE FOR  
A TOUR  
TODAY!!

#### SOIL LEGEND:

- Co - Colby silt loam, 3-5% slopes
- Cp - Colby silt loam, 5-15% slopes
- Ko - Kim-Otero complex, 6-25% slopes
- Ub - Ulysses silt loam, 1-3% slopes

## FARM & RANCH REALTY, INC.



**STEVE HAZLETT, Listing Agent**  
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**DONALD L. HAZLETT, BROKER**



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