

# LAND FOR SALE

## 160 Acres CRP

NW/4 of Section 27-12-39, Wallace County, KS

### FSA Information:

Native Grass Acres 151.9

**MINERALS:** Seller's interest in the Mineral Rights are believed to be intact and will go to the Buyer at closing.

**CRP:** This property is in the CRP program through 9/30/2022.  $\$32.82/\text{acre} \times 151.9 = \$4,985$  per year. Buyer shall receive all the payments for 2020 and all future FSA payments.

**POSSESSION:** Date of closing.

**LAND LOCATION:** 4 miles North of Wallace, 2 West, 2 back North then 1/2 mile West to East side of the quarter.

**2018 TAXES:** \$855.30

# \$155,000



**Agents Remarks:** This is a nice investment property. The CRP has three more years on the current contract. At that time this could be farmed or left in grass after September 2022. Call Tom today to discuss this great opportunity.



Aerial



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

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