

For Sale

160 Acres

Farmland in CRP & River Bed

Morton County, Kansas

2 Miles North & 4 East of Richfield



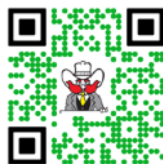
For Sale
NW/4 of 8-32-40



Offered at: \$800/acre or 128,000



Faulkner
REAL ESTATE, INC



Call: **Leslie Koehn 620-952-0256**

Office: 620-356-5808

More information at: www.faulknerrealestate.com

Directions: From Richfield go about 2 miles north on HWY 27 to Road W, then 4 miles east to the northwest corner (Signs posted).

Legal Description: Surface rights in the Northwest Quarter (NW/4) of Section 8-32-40, Morton County, Kansas. **Acres:** 160+/-

Taxes: \$85.50

Tenant: None.

Mineral Rights: None included.

Possession: Subject to existing CRP contract.

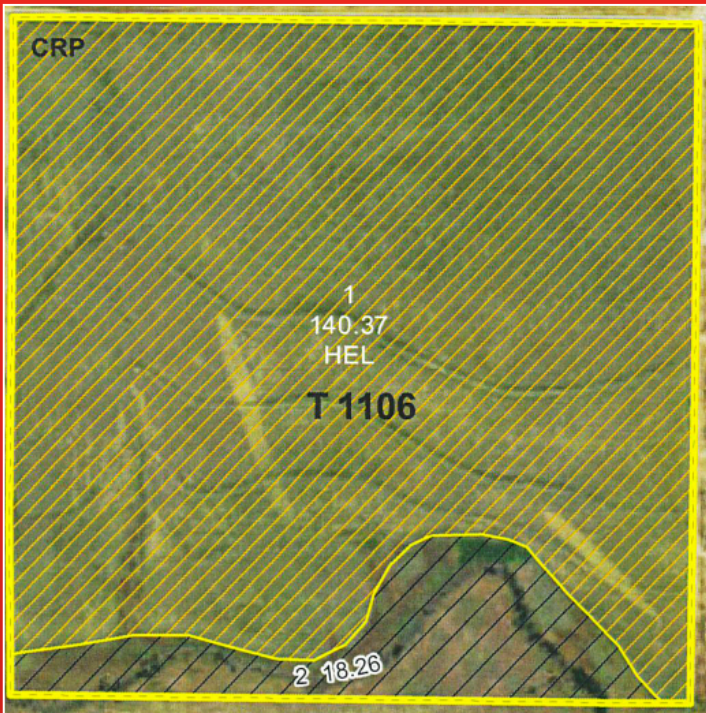
Crops: 140.37 acres CRP. *Selling subject to existing CRP contract. 2024 CRP payments will be prorated to the date of closing..*

Soils: Approximately 88% Wagonbed silty clay loam 0-1% slope, 12% Haverson fine sandy loam; occasionally flooded.

CRP information: **Contract #11150**

Acres Enrolled: 140.37 **Rate/acre:** \$28

Ann. PMT: \$3,930 **Term:** 10/01/2020 to 9/30/2030



READ THESE IMPORTANT TERMS & OFFER ACCORDINGLY: Selling through Mark Faulkner, Broker, Faulkner Real Estate, Inc.. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and offer accordingly. **Announcements during sale take precedence over published information.** NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to offering and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.