

# LAND FOR SALE

## 264 ACRES IRRIGATED

### GOVE COUNTY, KS

#### GENERAL INFORMATION

NW/4 of 7-11-30 & NE/4 of 12-11-31, GOVE COUNTY, KS

**\$680,000**  
**\$2,576/Acre**

**FSA INFORMATION:**

Cropland Acres: 264.0  
Wheat Base/Yld: 22.0 / 33  
Corn Base/Yld: 193.4 / 120  
Barley Base/Yld: 7.5 / 40  
Grain Sorghum: 18.0 / 63

**CROPS & FSA PAYMENTS:** 2009 cash lease available: Buyer shall receive cash lease payment in the amount of \$35,000.

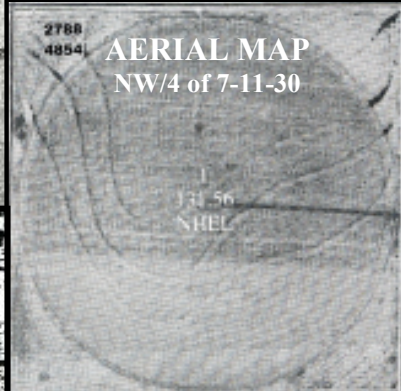
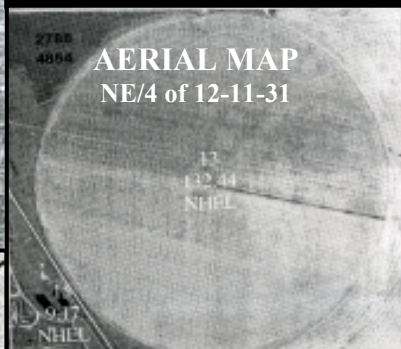
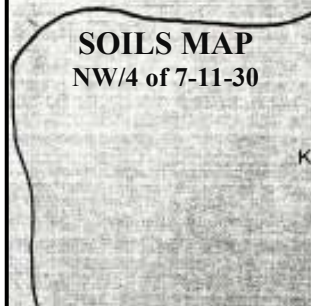
**IRRIGATION INFO:** 3 Wells

**MINERALS:** All of the seller's interest shall go to the buyer.

**POSSESSION:** Day of Closing, subject to a cash lease for 2009.

**2007 Taxes:** \$1,256.27

**NOTE:** This land is nearly level with an excellent location close to area markets, including ethanol plant, feed lot and elevators.



**WE SELL**



Residential-  
(785) 462-6133



**STOCK REALTY & AUCTION CO.**  
*Land Brokers and Auctioneers*



Cell-  
(785) 626-2082

390 N. FRANKLIN, SUITE 100  
COLBY, KS 67701  
OFFICE: 785-460-SOLD (7653) FAX: 785-460-7658



MOLLY OLIVER, LISTING AGENT  
mollyo@stockrealtyandauction.com

TERRY STOVER, LISTING AGENT  
tstover@stockra.com

www.stockrealtyandauction.com

Information was obtained from sources deemed reliable, but Broker makes no guarantees as to accuracy. All prospective buyers urged to fully inspect property and rely on their own conclusions.