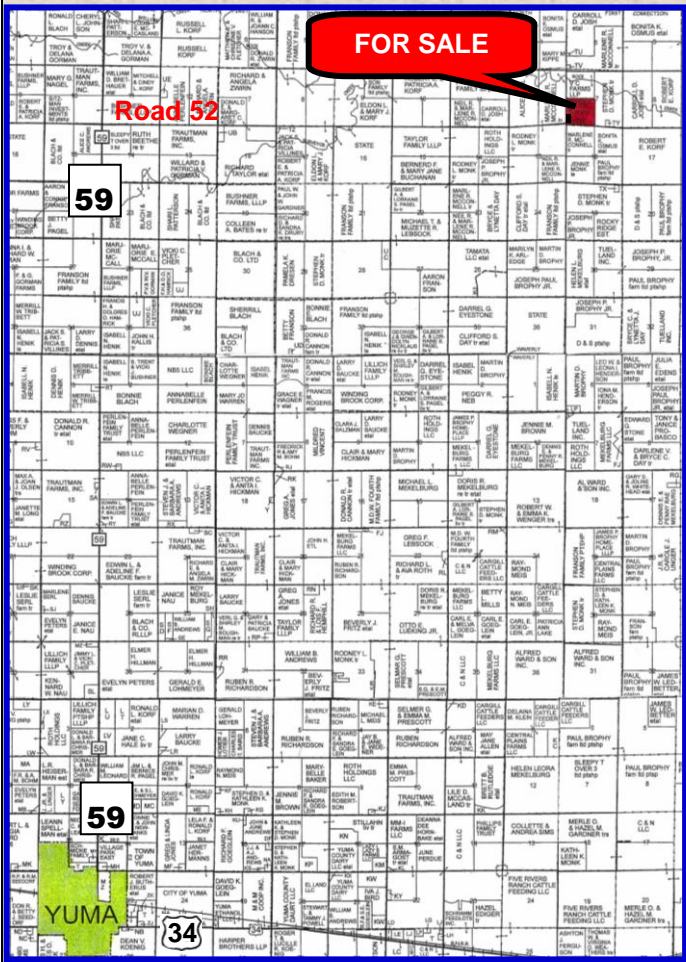




FOR SALE

144 ACRES CROPLAND

YUMA COUNTY, CO



LEGAL DESCRIPTION:
SW/4 OF 7-4N-46,
LESS 10 ACRES

LOCATION: From the intersection of Hwys 34 and 59 in Yuma. This property is 14 miles North and 8 miles East.

MINERAL RIGHTS: Buyer will receive surface rights only.

CROPS: Tenant will retain 100% of the 2010 wheat crop.

FSA INFORMATION: 143.9 Cropland Acres

	<u>Base Acres</u>	<u>DCP Yield</u>
WHEAT	79.4	33

Tenant will retain 100% of all FSA payments associated with the 2010 crop year.

POSSESSION: Possession will be after the 2010 wheat harvest.

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 taxes = \$143.36)

PRICE: \$175,000

Statements while not guaranteed, are from reliable sources.

Call for a brochure or visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

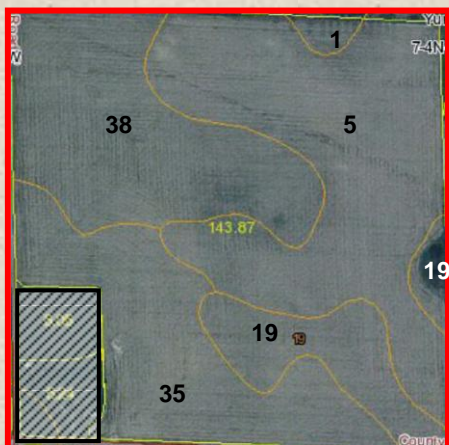
1420 W. 4th
 Colby, KS 67701

1-800-247-7863

DONALD L. HAZLETT
 BROKER



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



Code	Soil Description	Acres
5	Ascalon fine sandy loam, 0 to 3 percent slopes	55.4
38	Rago clay loam, occasional overflow	37.7
35	Platner loam	33.2
19	Haxtun sandy loam	16
1	Albinas loam	1.6