



FOR SALE

160 ACRES CROPLAND

RUSH COUNTY, KS

LOCATION: From the intersections of Hwys 183 & 96 at Rush Center, KS go 7 miles West on Hwy 96 to Nekoma, then 4½ miles South on Co Rd 180 to the NE corner of the property. SIGNS WILL BE POSTED!!

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

CROPS: Buyer will receive the landlord's share of the 2010 crops. Seller will retain 100% of all 2009 crops.

FSA INFORMATION:

Cropland Acres - 152.1

Base Acres DCP Yield

Wheat	43.7	28
Grain Sorghum	1.8	36

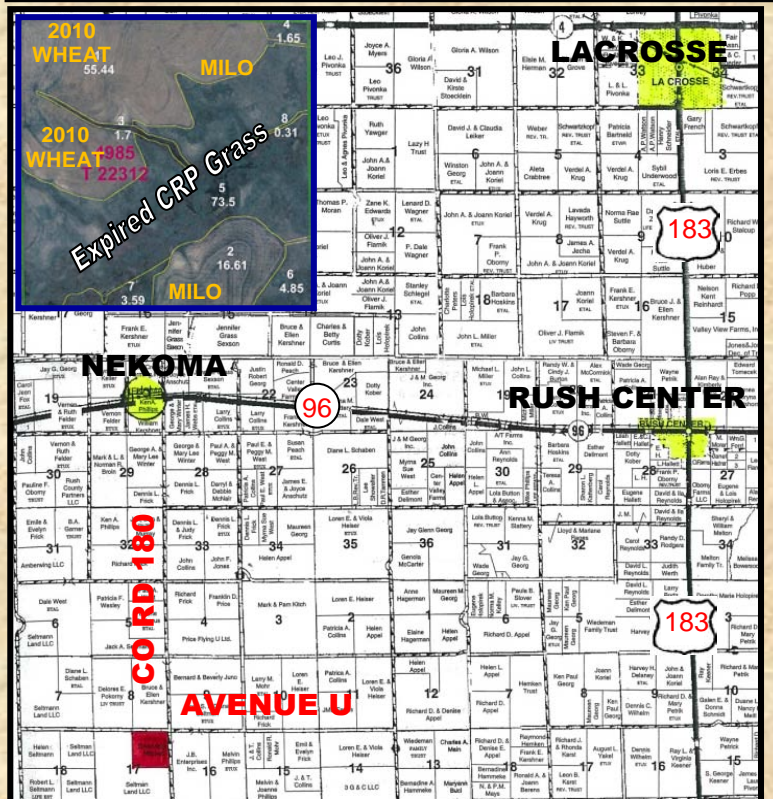
Buyer will receive the landlord's share of all FSA payments associated with the 2010 crop year.

POSSESSION: Date of closing, subject to the tenant's rights.

REAL ESTATE TAXES: Seller will pay taxes for 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 TAXES – \$448.10)

PRICE REDUCED: \$ 125,000

**LEGAL DESCRIPTION:
NE/4 OF 17-19-19**



Statements, While Not Guaranteed, Are From Reliable Sources.

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DONALD L. HAZLETT, BROKER



SOIL LEGEND TYPES:
2613 – Harney silt loam – NR. 2
2817 – Uly sily loam – NR. 3
2236 – Roxbury silt loam – NR. 2

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