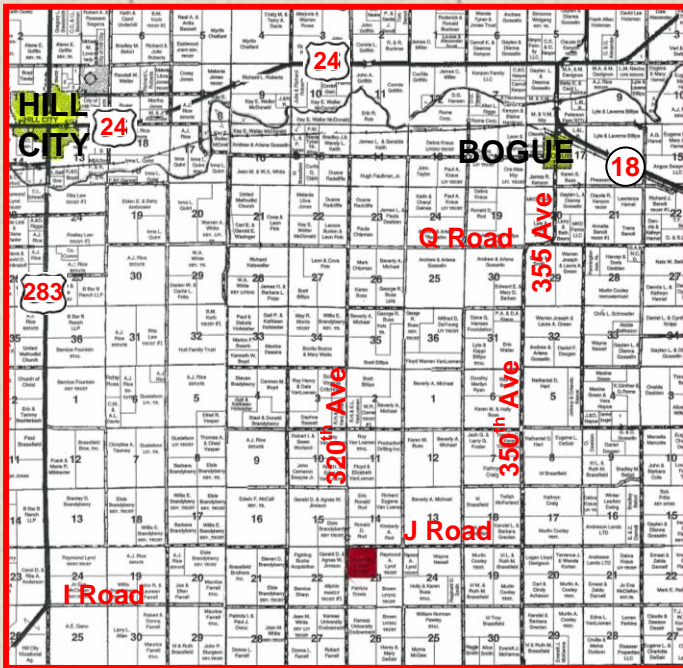


FOR SALE

160 ACRES EXPIRED CRP

GRAHAM COUNTY, KANSAS

LEGAL DESCRIPTION: NW/4 OF 23-9-22



LOCATION: From the intersection of Hwys 24 and 283 in Hill city, go 8 miles South to I Road, 5 miles East to 320th Avenue, then ½ mile North to the SW corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Minerals are believed to be 100% intact, and all the Seller's interest will transfer to the Buyer at closing.

CROPS: There are no growing crops.

FSA INFORMATION: Cropland acres: 142.0

| | <u>BASE ACRES</u> | <u>DPC YIELD</u> |
|---------------|-------------------|------------------|
| Wheat | 69.8 | 23 |
| Grain Sorghum | 37.1 | 29 |

Buyer will receive 100% of all FSA payments associated with the 2010 crop year.

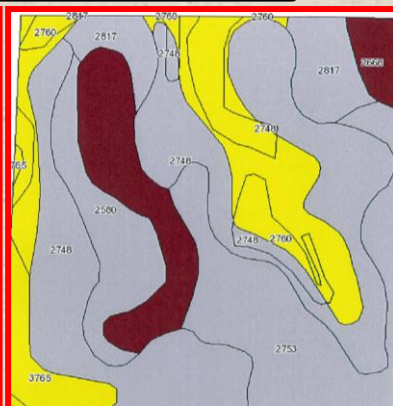
POSSESSION: Date of closing.

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 = \$164.25)

PRICE: \$128,000

www.farmandranchrealty.com

| Code | Soil Description | Acres |
|------|---|-------|
| 2748 | Penden clay loam, 3 to 7 percent slopes, eroded | 53.5 |
| 2753 | Penden loam, 3 to 7 percent slopes | 27.5 |
| 2760 | Penden-Canlon loams, 7 to 30 percent slopes | 25.4 |
| 2668 | Holdrege silt loam, 1 to 3 percent slopes | 19.1 |
| 2580 | Coly silt loam, 3 to 6 percent slopes | 12.2 |
| 2817 | Uly silt loam, 3 to 6 percent slopes | 10.8 |
| 3765 | Humbarger loam, channeled | 6.8 |
| 2767 | Penden-Uly complex, 7 to 20 percent slopes | 0.2 |



Statements, While Not Guaranteed, Are From Reliable Sources.



FARM & RANCH REALTY, INC.



SCOTTY LEGERE, Listing Agent
 (785-650-9970)
 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!"