

FOR SALE

160 ACRES EXPIRED CRP

WALLACE COUNTY, KS

LEGAL DESCRIPTION: SE/4 of 7-13-38

LOCATION: From Hwy 40 at Wallace, Kansas go 1 mile North on Road 26 to Quartz Road, then 1/2 mile East to the SW corner of the property. SIGNS WILL BE POSTED!

MINERAL RIGHTS: Mineral rights are subject to prior reservations of record. Seller will transfer surface rights only.

POSSESSION: Date of closing.

CROPS: There are no growing crops.

FSA INFORMATION: Cropland Acres 148.8

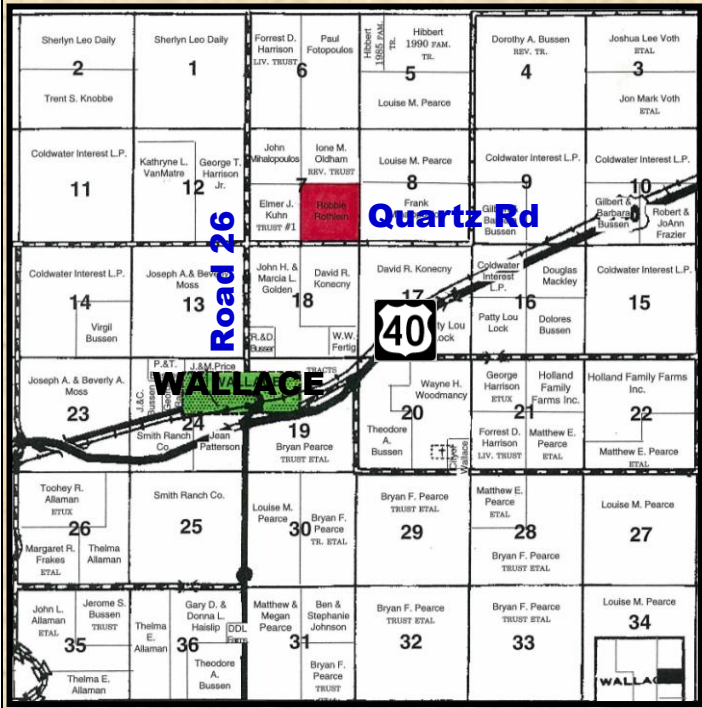
	Base Acres	DCP Yield
Wheat	15.3	30
Grain Sorghum	19.7	30

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

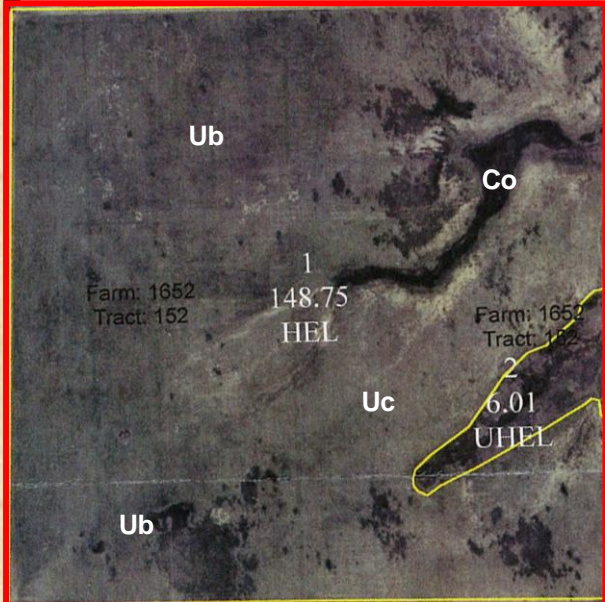
REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 taxes = \$221.14)

PRICE: \$96,000

Statements, While Not Guaranteed, Are From Reliable Sources.



For a Virtual Tour visit www.farmandranchrealty.com



FARM & RANCH REALTY, INC.



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