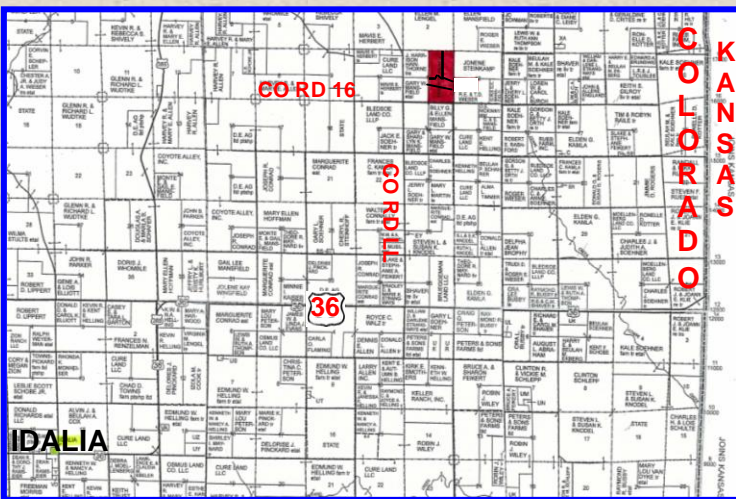


# FOR SALE

## 163 ACRES CROPLAND

### YUMA COUNTY, CO

**LEGAL DESCRIPTION: CROPLAND ACRES IN THE E/2 of 11-3S-43**



**LOCATION:** From the Kansas/Colorado line on Hwy 36, go 5.5 miles to County Road LL, 4 miles North to County Road 16, then ½ mile East to the Southwest corner of the property. *SIGNS ARE POSTED!*

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

**CROPS:** There are approximately 81 acres planted to 2010 wheat and Buyer will receive the landlord's 1/3<sup>rd</sup> share of the crop.

**FSA INFORMATION:** 163.87 Cropland Acres

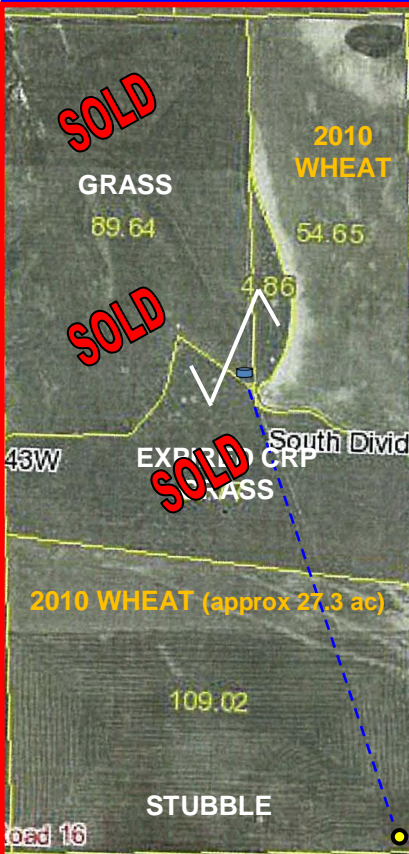
|       | <u>Base Acres</u> | <u>DCP Yield</u> |
|-------|-------------------|------------------|
| WHEAT | 160.2             | 39               |
| CORN  | 3.4               | 126              |

Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA wheat payments and 100% of all FSA corn payments associated with the 2010 crop year.

**POSSESSION:** Possession will be date of closing on the open cropland acres, and after the 2010 wheat harvest on the planted wheat acres.

**TAXES:** Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be paid by the Buyer. (2009 taxes for E/2 are \$456.32)

*Statements while not guaranteed, are from reliable sources.*



**PRICE:**  
**\$160,000**  
 \$975/ac cropland



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**FARM & RANCH REALTY, INC.**



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**DONALD L. HAZLETT**  
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