

FOR SALE

320 ACRES CROPLAND & GRASS

GREELEY COUNTY, KS

MINERAL RIGHTS: All of the Sellers interest will transfer to the Buyer(s) at closing.

CROPS: There are approximately 90 acres of growing wheat on Tract 2. Buyer(s) will receive the landlord's 1/3rd share of the 2010 wheat crop. There are no crops on Tract 1.

FSA INFORMATION:

TRACT 1: Buyer will receive 100% of all FSA payments associated with the 2010 crop year.

TRACT 2: Buyer(s) will receive the landlord's 1/3rd share of all FSA wheat payments and 100% of the grain sorghum payments associated with the 2010 crop year.

POSSESSION: Tract 1: Date of closing.

Tract 2: Date of closing, subject to tenant's rights on the growing wheat.

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will prorated to the date of closing.

PRICE:

Tract 1: \$ 94,000

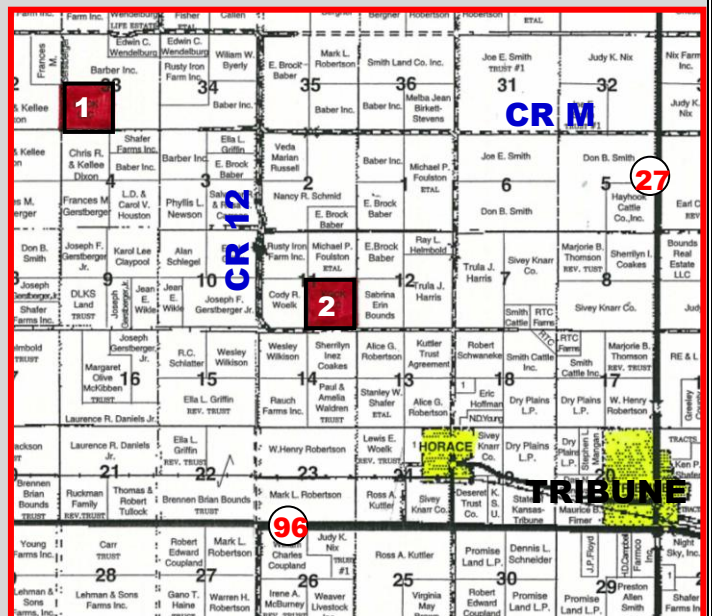
Tract 2: \$112,000

CALL FOR DETAILS!

LEGAL DESCRIPTIONS:

TRACT 1: SW/4 of 33-17-41

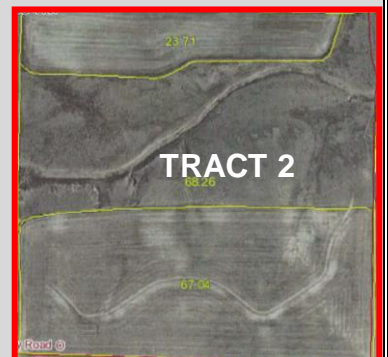
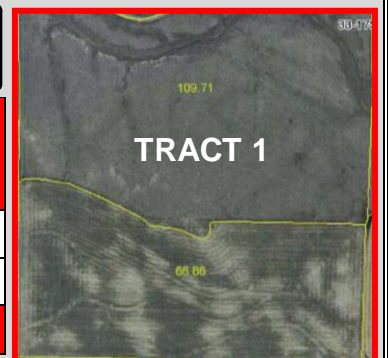
TRACT 2: SE/4 of 11-18-41



Statements, While Not Guaranteed, Are From Reliable Sources.

For virtual tour visit www.farmandranchrealty.com

TRACT	TOTAL ACRES	CROP LAND ACRES	GRASS LAND ACRES	GROWING WHEAT	WHEAT BASE/DCP YLD	GRAIN SORGHUM BASE/DCP YLD	2009 TAXES
1	160.0	66.9	93.1		31.8/28	0.1/32	\$120.63
2	160.0	90.8	69.2	90.8	44.6/29		\$144.59
	320.0	157.7	162.3				



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DONALD L. HAZLETT, BROKER

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

