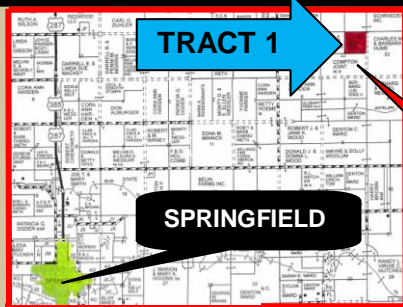


# FOR SALE

## 480+/- ACRES CRP & CROPLAND

### BACA COUNTY, CO

**LEGAL DESCRIPTIONS:**  
**TRACT 1: NE/4 of 32-29-45**  
**TRACT 2: W/2 of 5-33-43**



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

**CROPS:** **TRACT 1: NE/4 OF 32-29-45** – There are no growing crops, currently in expired CRP grass.

**FSA INFORMATION:** Cropland Acres - 148.8

	Base Acres	DCP Yield
Wheat	90.2	15
Grain Sorghum	31.9	26
Barley	7.5	32

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

**CRP INFORMATION:** **TRACT 2: W/2 OF 5-33-43** - There are 315.5 acres currently enrolled in the CRP program through 9/30/10 at \$26 per acre for a total annual payment of \$8,203.

The 2010 CRP payments, which will accrue from October 1, 2009, through September 30, 2010 will be prorated to the date of closing.

**POSSESSION:** Date of closing.

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

2009 Taxes – TRACT 1: \$118.36; TRACT 2: \$173.24

**Seller financing available to qualified Buyer(s).**

**PRICE REDUCED: \$224,000**

TRACT 1: \$ 64,000  
 TRACT 2: \$160,000

[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

**FARM & RANCH REALTY, INC.**

**NEAL MANN, LISTING AGENT**  
 785-635-2102

1420 W. 4<sup>th</sup> • Colby, KS 67701

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**DONALD L. HAZLETT, BROKER**

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