

FOR SALE

480 ACRES CROPLAND

SHERMAN COUNTY, KS

LEGAL DESCRIPTIONS:
S/2 OF SECTION 12-9-38
SW/4 OF SECTION 7-9-37

LOCATION: From Edson, KS go 4 miles South on Road 29 to Road 60, then 1 mile East to the SW corner of the property.

FSA INFORMATION: Cropland Acres: 449.4
 Grassland Acres 15.9±

BASE ACRES **DCP YIELD**

Wheat	193.7/36	96.5/36
Sunflowers	28.9/826	14.3/826
Barley	9.8/38	4.9/38

Buyer will receive the landlord's 1/3rd share of all FSA payments associated with the 2010 crop year.

CROPS: There are approximately 79 acres planted to milo and the Buyer will 100% of the 2009 milo crop. The balance of the cropland acres will be planted to wheat and the Buyer will receive the landlord's 1/3rd share of the 2010 wheat crop.

PRICE: \$480,000

www.farmandranchrealty.com



MINERAL RIGHTS: Seller will transfer the surface rights only. 100% of the minerals were reserved under a prior reservation of record.

POSSESSION: Date of closing on the open land.

TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be paid by the Buyer. (2009 TAXES – \$500.34)

FARM & RANCH REALTY, INC.

1420 W. 4th • Colby, KS 67701

(785) 462-3904 or 800-247-7863

DONALD L. HAZLETT, BROKER

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