

FOR SALE

640 ACRES CROPLAND, GRASS & IMPROVEMENTS CHEYENNE COUNTY, COLORADO

LEGAL DESCRIPTION: SECTION 20-12-48

MINERAL AND WIND RIGHTS: All of the Seller's interest will transfer to the Buyer at closing. **WIND RIGHTS ARE CURRENTLY LEASED!**

CROPS: There are 167.4 acres planted to wheat and the Buyer will receive 100% of the 2010 wheat crop.

FSA INFORMATION:

Cropland acres - 332.9
Grass & Improvement acres - 307.1

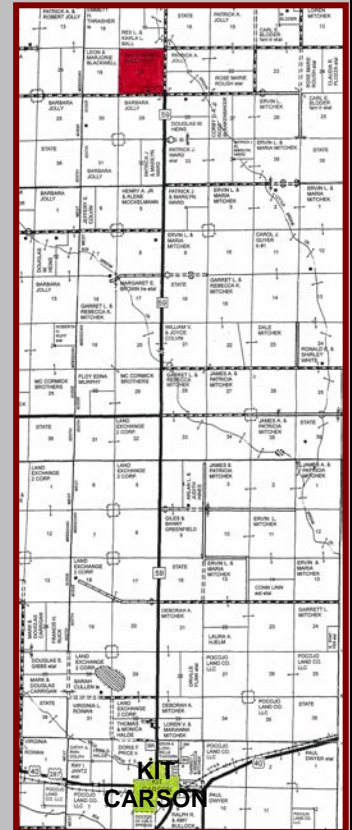
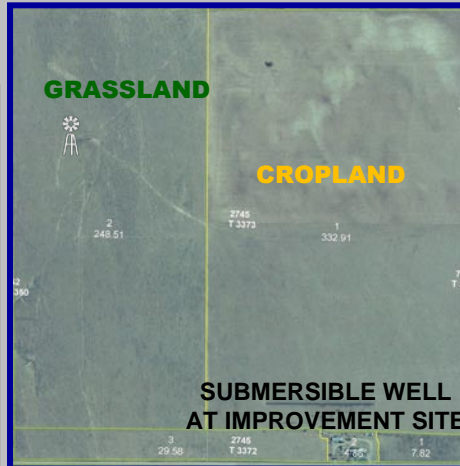
	Base Acre	DCP Yield
Wheat	158.8	15
Grain Sorghum	8.0	22
Barley	15.8	22

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

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be paid by the Buyer. (2009 taxes = \$539.34)

PRICE: \$440,000



- 1) 10,000 bu grain bin, flat floor w/sweep auger to pit outside
- 2) 1,350 bu grain bins w/metal floors
- 1) 2,000 bu grain bin w/concrete floor



IMPROVEMENTS: '96 2,000 sq. ft. modular home w/4 bedrooms (master plus 3) on main floor & fireplace in living room, 1 bedroom, office & playroom downstairs; oversized 2-car garage, covered patio and underground sprinklers. The property is well landscaped. There is also a 1,250 sq. ft. remodeled 1 bedroom second home-- perfect for a hunting retreat or guest cottage. This tract includes a 50'x100' Curvette w/14' doors, 110v and 220v electrical; a new 20'x32' tack shed w/oversized walk-in door; and 13,350 bushels of grain storage.



2,000 SQ. FT HOME



GUEST COTTAGE



20'X32' TACK SHED



50'X100' METAL BUILDING

FARM & RANCH REALTY, INC.



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