



# FOR SALE

## 67+/- ACRES CROPLAND

### ELLSWORTH COUNTY, KS

**LOCATION:** From the intersection of Hwys 156 & 140 in Ellsworth, KS, go 3½ miles East on Hwy 140 to Hwy 111, then go approximately 4½ miles South, through Kanopolis, to the property. **SIGNS WILL BE POSTED!!**

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

**CROPS:** Buyer will receive the landlord's 1/3<sup>rd</sup> share of the 2010 crops, if any.

**FSA INFORMATION:** Cropland Acres - 64.5

	Base Acres	DCP Yield
Wheat	39.4	33
Grain Sorghum	25.1	44

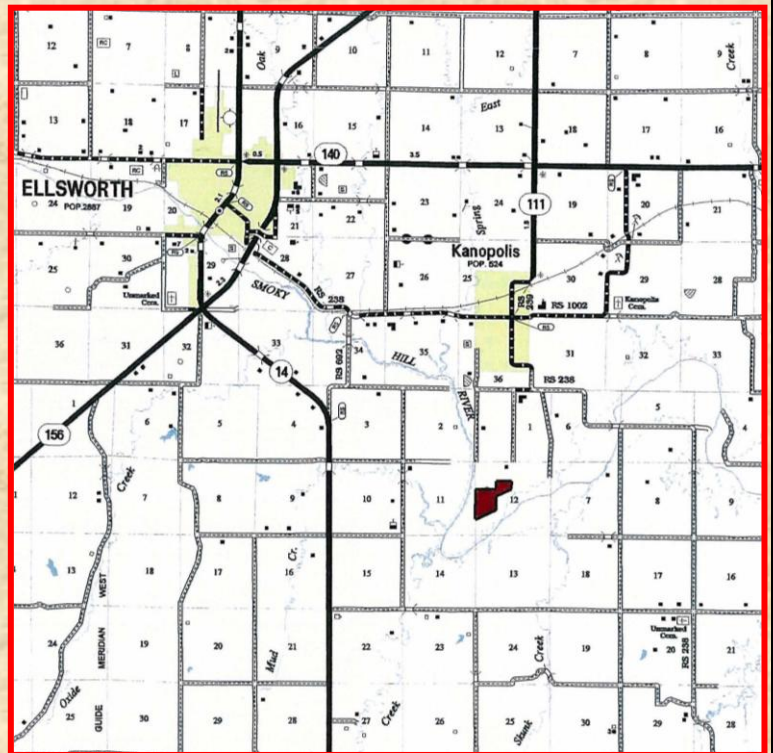
Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA payments associated with the 2010 crop year.

**POSSESSION:** Date of closing, subject to the tenant's rights.

**REAL ESTATE TAXES:** Seller will pay taxes for 2008 and prior years. Taxes for 2009 will be the responsibility of the Buyer. (2009 TAXES - \$278.82)

**PRICE:** \$ 64,000

### LEGAL DESCRIPTION: A TRACT IN THE W/2 OF 12-16-8



Statements, While Not Guaranteed, Are From Reliable Sources.



**SOIL LEGEND TYPE:**  
2347- McCook silt loam - rarely flooded

*Excellent cropland located near the Smoky Hill River*

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**FARM & RANCH REALTY, INC.**

**SCOTTY LEGERE, Listing Agent**

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**DONALD L. HAZLETT, BROKER**

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