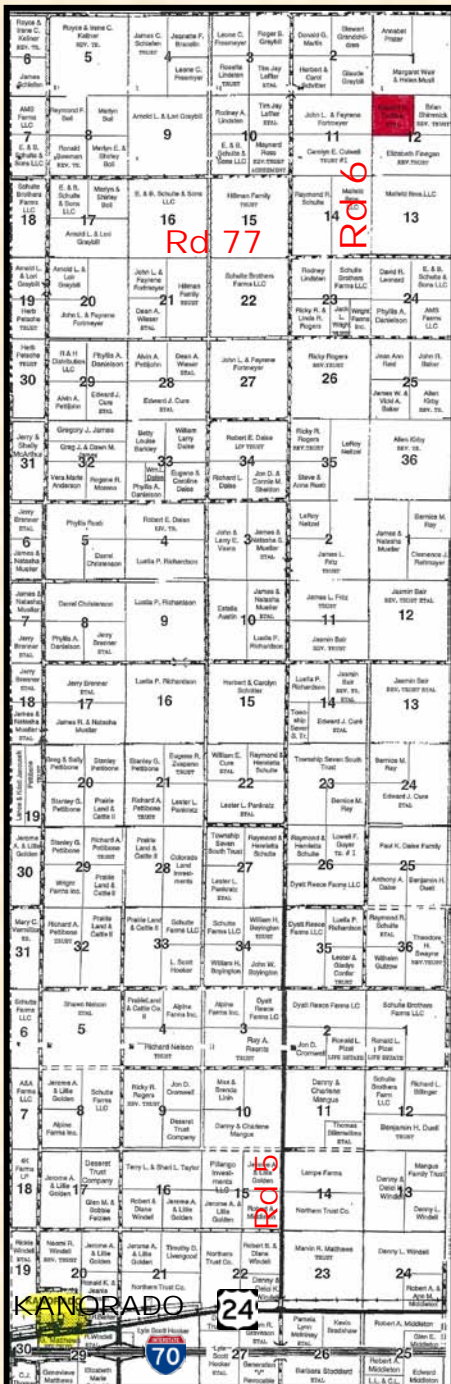


FOR SALE

160+/- ACRES CRP & GRASS

SHERMAN COUNTY, KS

LEGAL DESCRIPTION: NW/4 of 12-6-42



LOCATION: From I-70 Exit 8 at Kanorado, Kansas, go 1/2 mile North to Hwy 24, 2 miles East to Road 5, 13 miles North to Road 77, 1 mile East to Road 6, then 1 1/2 mile North to the SW corner of the property.

MINERALS: All of the Seller's interest will transfer to the Buyer at closing.

FSA INFORMATION: CRP 147.5
Grass 13.8±

CRP PAYMENTS: There are 147.5 acres currently enrolled in the CRP program through 9/30/25 at \$29.02 per acre for a total annual payment of \$4,280.

Buyer will receive 100% of the 2012 CRP payment, which will accrue from October 1, 2011, through September 30, 2012, and all future years' CRP payments under the current CRP contract.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing. (2011 Taxes - \$114.04)

PRICE: \$96,000

Statements, While Not Guaranteed, Are From Reliable Sources.



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