

160 ACRES CROPLAND FOR SALE GREELEY COUNTY, KANSAS

**LEGAL DESCRIPTION:
SW/4 OF 21-18-39**

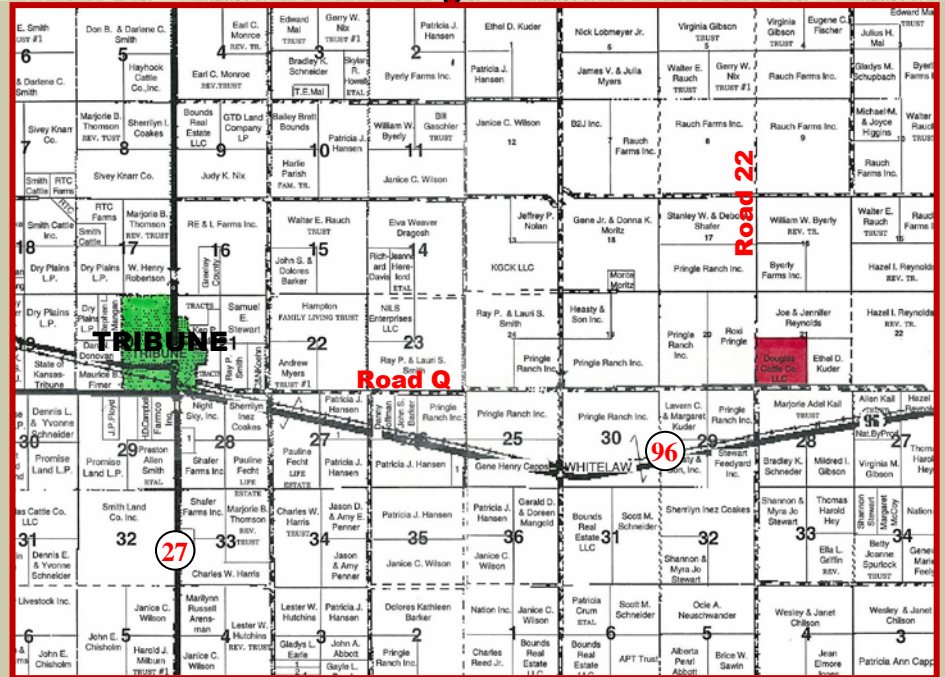
LOCATION: From the intersection of Hwys 27 & 96 in Tribune, Kansas, go 6 miles East to Road 22, then 1/2 mile North to the SW corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: The minerals are believed to 50% intact. All of the Seller's interest will transfer to the Buyer at closing.

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

REAL ESTATE TAXES: Seller shall pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2009 Taxes: \$184.08)

PRICE: \$200,000



Statements, while not guaranteed, are from reliable sources.

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CROPS: Buyer will receive the landlord's share of all 2011 crops, if any.

FSA INFORMATION:		Cropland Acres	158.0
	<u>Base Acres</u>	<u>DCP Yield</u>	
Wheat	77.3	29	
Grain Sorghum	11.2	28	

Buyer will receive the landlord's share of all FSA payments associated with the 2011 crop year.

FARM & RANCH REALTY, INC.

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SOILS LEGEND

- Rm – Richfield silt loam – 0 to 1%
- Ua – Ulysses silt loam – 1 to 3%

