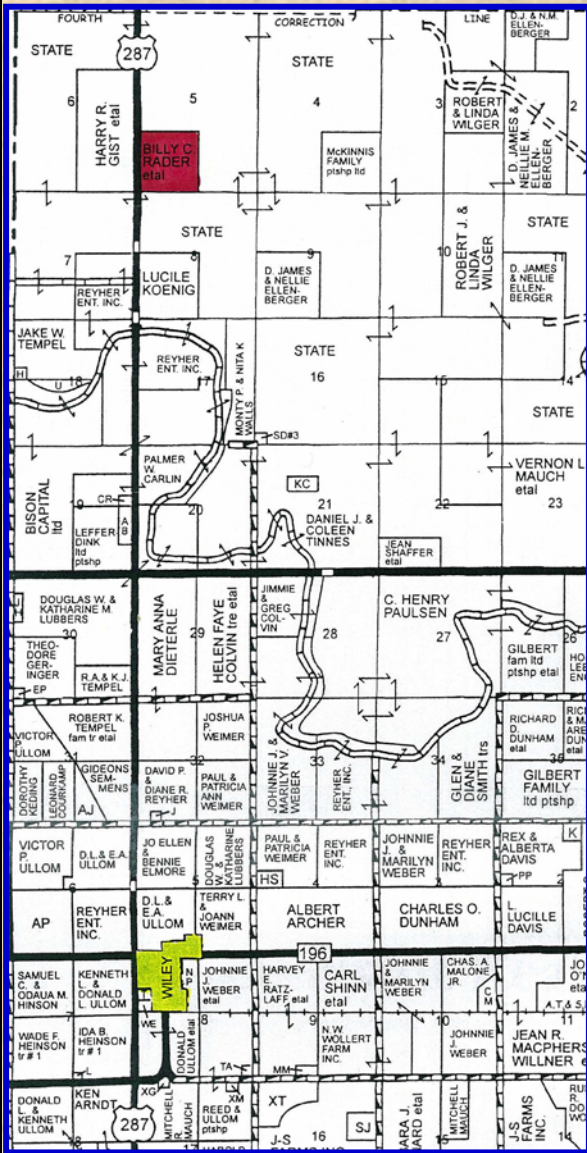


FOR SALE

160 ACRES CROPLAND

PROWERS COUNTY, COLORADO



LEGAL DESCRIPTION: SW/4 of 5-21-47

LOCATION: From the intersection of Hwys 287 & 196 at Wiley, CO, go 6 miles North on Hwy 287 to the SW corner of 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 1/3rd share of the 2011 wheat crop. This quarter of land is all Wiley silt loam with 0 to 3% slopes.

FSA INFORMATION: Cropland acres - 154.3

	Base Acres	DCP Yield
Wheat	75.9	24
Grain Sorghum	44.9	21
Sunflowers	23.3	723

Buyer will receive the landlord's 1/3rd share of all FSA wheat payments associated with the 2011 crop year, and 100% of all FSA feed grain payments associated with the 2011 crop year.

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

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 Taxes -\$161.46)

PRICE: \$88,000

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent

(785-635-2102)

1420 W. 4th • Colby, KS 67701

(800) 247-7863

DONALD L. HAZLETT
BROKER



"When you list with Farm & Ranch, it's as good as SOLD!"

