



FOR SALE

320 ACRES CROPLAND & GRASS

WALLACE COUNTY, KS

LOCATION: From the intersection of Hwy 40 and Road 26 in Wallace, KS, go 8½ miles North on Road 26 to Expressway Rd, 1½ miles East, then ½ mile North on minimum maintenance road 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: There are no growing crops.

FSA INFORMATION: Cropland acres - 63.5
Grassland acres - 256.5±

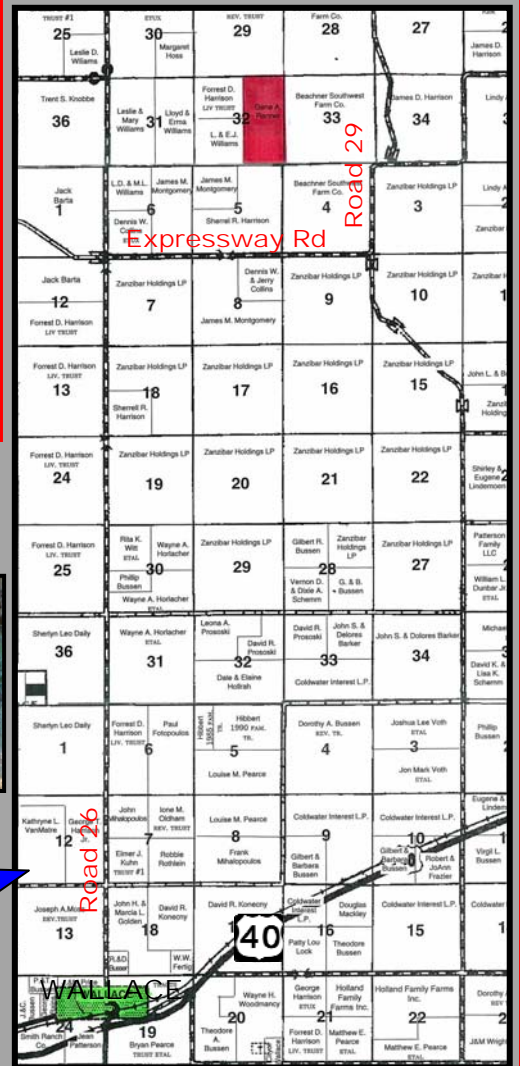
Land is not enrolled in the FSA program.

POSSESSION: Date of closing.

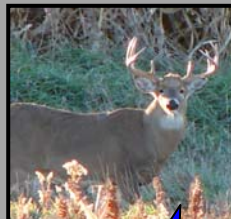
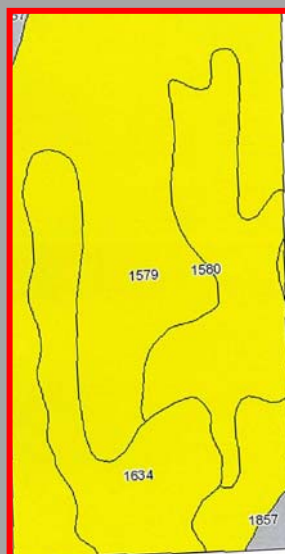
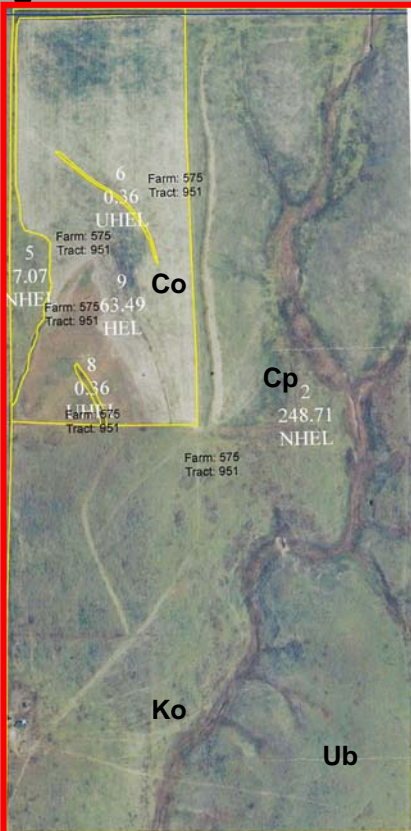
TAXES: Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 taxes = \$193.28)

PRICE: \$166,750

LEGAL DESCRIPTION: E/2 of 32-11-38



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SOIL LEGEND:
Co – Colby silt loam, 3-5% slopes
Cp – Colby silt loam, 5-15% slopes
Ko – Kim-Otero complex, 6-25% slopes
Ub – Ulysses silt loam, 1-3% slopes

FARM & RANCH REALTY, INC.



STEVE HAZLETT, Listing Agent
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DONALD L. HAZLETT, BROKER



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