

FOR SALE

640 ACRES CROPLAND, GRASS & CONSERVATION EASEMENT

FINNEY COUNTY, KS

LEGAL DESCRIPTION:

TRACT 1: 266± acres of cropland in S/2 of 22-22-29 & N/2SW/4 of 23-22-29
TRACT 2: 128± acres of grassland in S/2 of 22-22-29
TRACT 3: 239± acre Conservation Easement in S/2SW/4 & SE/4 of 23-22-29

LAND LOCATION: From the intersection of Hwys 96 & 23 in Dighton, Kansas, go 24½ miles South to the NE corner of the property **OR** from the intersection of Hwys 83 & 50 in Garden City, Kansas go 21 miles East on Hwy 156 to Hwy 23, then 4 miles North to the SE corner of property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller owns 50% of the mineral rights, and all of the Seller's interest will transfer to the Buyer(s) at closing.

CROPS: There are no growing crops.

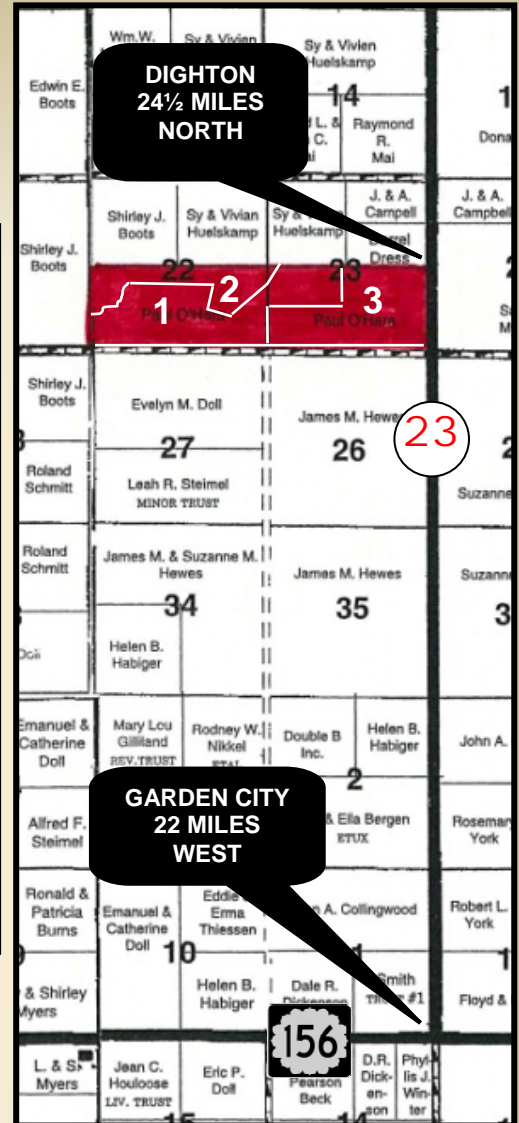
FSA INFORMATION: Buyer(s) will receive 100% of all FSA payments associated with the 2011 crop year. See chart on back for FSA info

CRP PAYMENTS: Buyer(s) will receive 100% of the 2011 CRP payments which will accrue from October 1, 2010, thru September 30, 2011. The CRP acres are located in the windbreaks on Tracts 1 and 3. See chart on back for contract information.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. See chart on back for 2010 taxes.

PRICE: TRACTS 1 & 2: \$ 700/Acre
 TRACT 3: \$100/Acre



www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



JAMES O. HAZLETT, Listing Agent
 (785-656-3894)

1420 W. 4th * Colby, KS 67701
 Toll Free – 1- 800-247-7863

DONALD L. HAZLETT, BROKER



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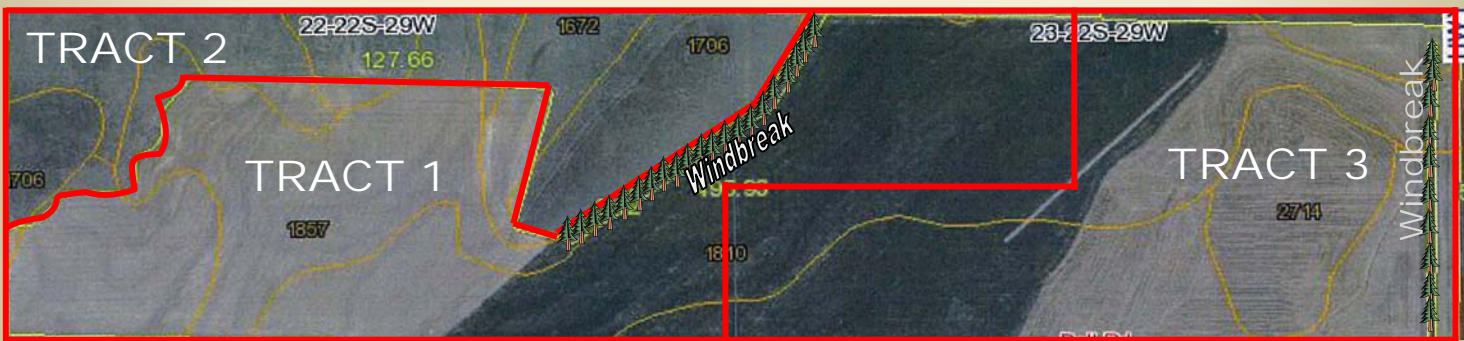




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 COLBY, KS 67701

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TRACT	TOTAL ACRES	CROP LAND ACRES	GRASS LAND ACRES	CRP ACRES	WETLAND ACRES EASEMENT	CRP INFORMATION PER AC/ANN PMT/EXP	WHEAT BASE/DCP YLD	GRAIN SORGHUM BASE/DCP YLD	2010 TAXES
1	266.0	259.9		6.1		\$53.68/\$3279-30-2017	181.5/38	79.6/43	Combined for \$444.09
2	128.0		128.0						
3	239.0			3.3	235.7	\$44.50/\$147/9-30-2017			\$669.52
	633.0	259.9	128.0	9.4					



WETLANDS EASEMENT

Tract 3 is subject to a Wetlands Reserve Program Easement of record that has been paid up front by USDA and the payment will be retained by the Seller. Buyer will be subject to the terms and conditions of this easement.

This tract is excellent for hunting!!

