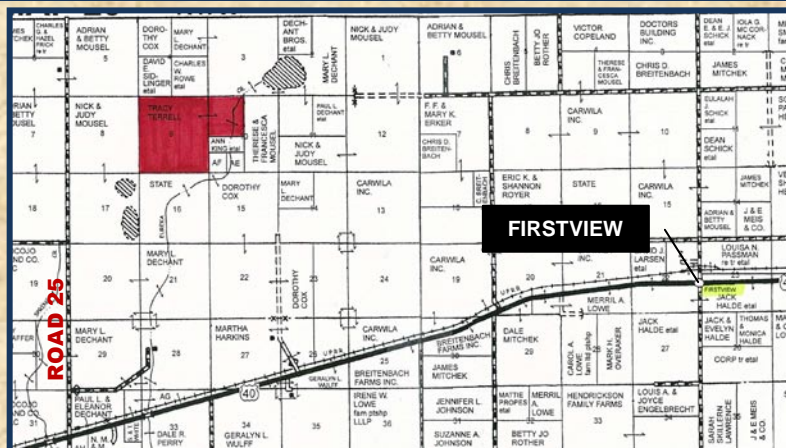
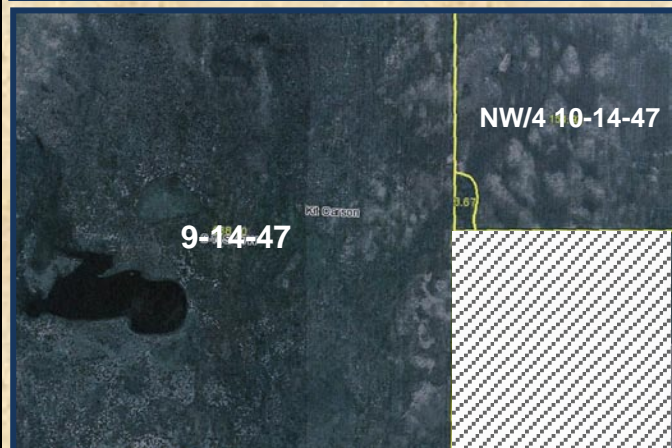


FOR SALE

800 ACRES CRP

CHEYENNE COUNTY, COLORADO

LEGAL DESCRIPTIONS: ALL OF SECTION 9-14-47 AND NW/4 OF 10-14-47



LOCATION: From Firstview, CO, go 9 miles West on Hwy 40, then 4½ miles North on Road 25, and 1 mile East on a field trail to the NW corner of the property. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: Seller will transfer surface rights only as mineral rights are subject to a prior reservation. There is a Surface Damage Agreement in effect on this property. Contact Neal for details on available payments.

CRP INFORMATION:

CRP ACRES – 793.0

Currently enrolled in CRP program thru 9/30/2013

638.1 Acres @ \$20.62/ac = \$13,157.62

154.9 Acres @ \$23.39/ac = \$ 3,623.11

TOTAL ANN PAYMENT = \$16,780.73

All future payments will go to the Buyer!

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.
(2010 Taxes-\$319.50 – 2011 taxes available soon!)

PRICE: \$420,000

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent
(785-635-2102)

1420 W. 4th · Colby, KS 67701

1-800-247-7863

DONALD L. HAZLETT, BROKER



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