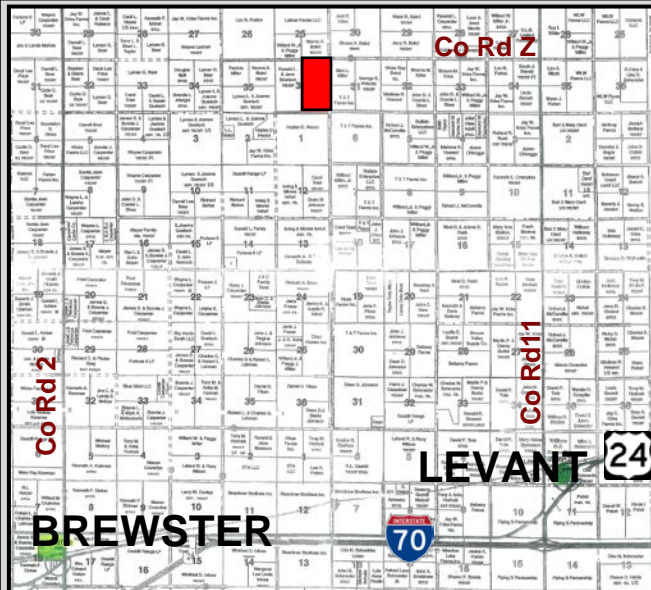


FOR SALE

320 ACRES CROPLAND

THOMAS COUNTY, KS



LEGAL DESCRIPTION: E/2 of 36-6-36

LOCATION: From the I-70 exit 45 at Levant, Kansas, go 9 miles North to Co Rd Z, then 4 miles West to the NE corner of the property. **SIGNS ARE POSTED!**

CROPS: There are no growing crops. The land has been all sprayed and is ready for spring crop.

FSA INFORMATION: Cropland acres - 317.41

	<u>Base Acres</u>	<u>Direct Yield</u>
WHEAT	237.58	38
CORN	79.2	41

All FSA farm program payments associated with the 2014 and future crop years under the 2014 farm bill will be subject to FSA program elected provisions at the time of signup. Seller will retain 100% of any payments associated with the 2014 crop year and buyer shall receive 100% any payments associated with the 2015 and future crop years.

POSSESSION: Date of closing.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

REAL ESTATE TAXES: Seller will pay taxes for 2014 and prior years. Taxes for 2015 will be responsibility of the Buyer. (2014 taxes - \$1,137.86)

PRICE: \$ 924,000



SOIL LEGEND TYPES:

- 1580 – Colby silt loam, 5- 15% slopes
- 1623 – Keith silt loam, 1- 3% slopes
- 1859 – Ulysses silt loam, 3- 6% slopes
- 1619 – Keith silt loam, 0- 1% slopes
- 1857 – Ulysses silt loam, 1- 3% slopes



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