

FOR SALE

640 ACRES CROPLAND

WICHITA COUNTY, KS

LOCATION: From the intersections of Hwys 96 & 25 in Leoti, Kansas, go 14 miles South on Hwy 25 to County Road DD, then 3 miles West to the NE corner of the property. **SIGNS WILL BE POSTED!**

CROPS: There are no growing crops - all in milo stalks.

FSA INFO: Cropland Acres: 629.91

	<u>Base Acres</u>	<u>DCP Yield</u>
Wheat	312.7	28
Grain Sorghum	63.2	38
Barley	4.6	33

POSSESSION: Date of closing.

MINERAL RIGHTS: Mineral rights are subject to prior reservations of record and Seller will convey surface rights only to the Buyer at closing.

ADDITIONAL INFORMATION: This land is 99.7% class III soils with 0 to 1% slope. This land is some of the most productive soil in Western Kansas.

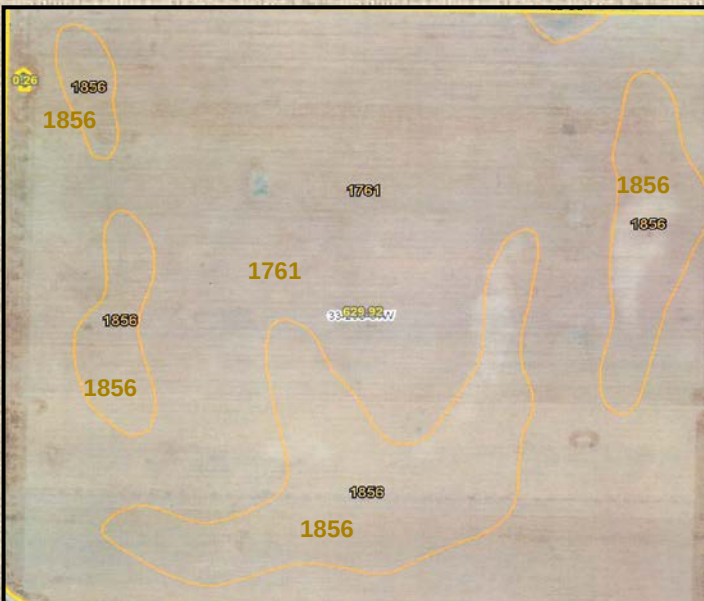
REAL ESTATE TAXES: Seller will pay taxes for all of 2013 and prior years. Taxes for 2014 will be the responsibility of the buyer. (2013 Taxes = \$2,410.62)

PRICE: \$1,765,000

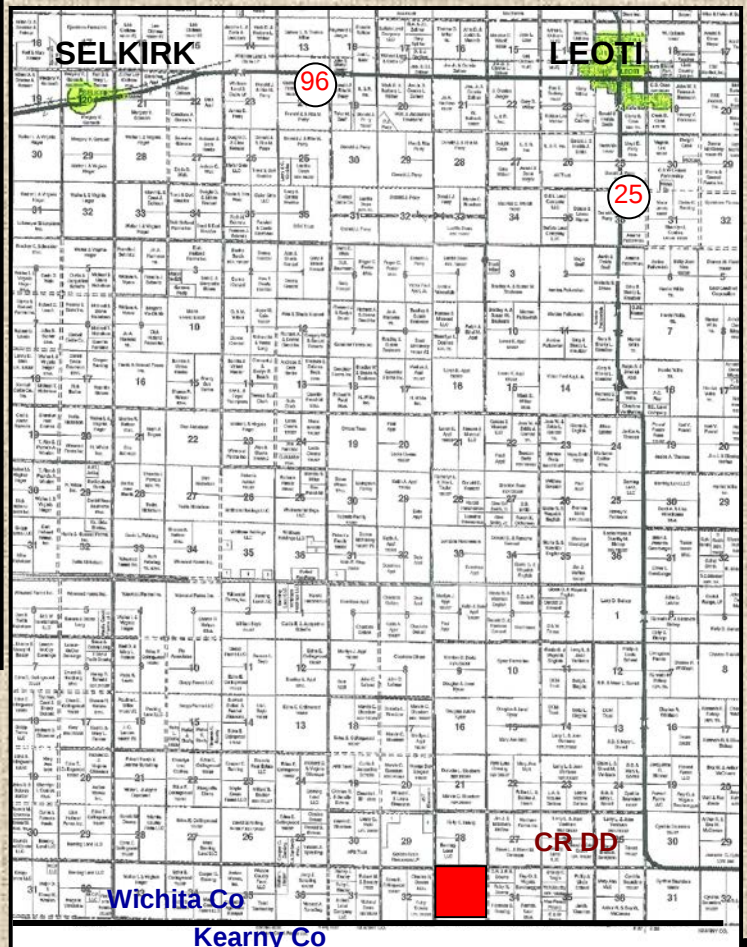
Statements, while not guaranteed, are from reliable sources.

Soil Legend

1761 - Richfield silt loam, 0 - 1 % slopes
1856 - Ulysses silt loam, 0 - 1 % slopes



LEGAL DESCRIPTION: All of Sec 33-20-37



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