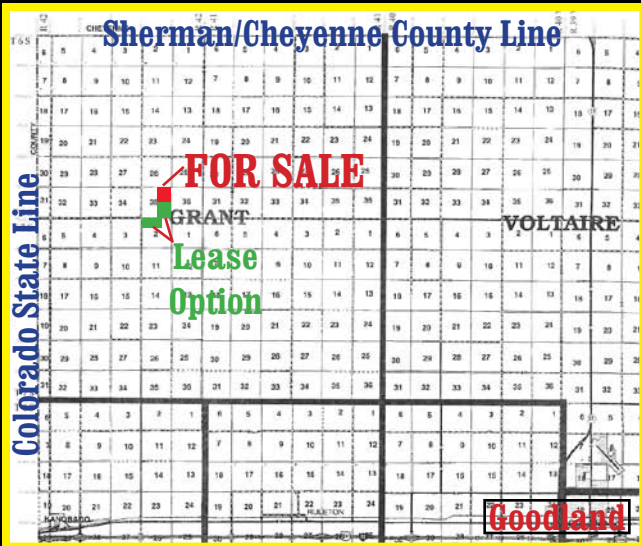


# SHERMAN CO., KANSAS DRYLAND

## FOR SALE & LEASE!

Consider this opportunity to expand your farming operation!



**Auction & Real Estate, LLC**

**785-332-8990**

**P.O. Box 928 - St. Francis, KS 67756**

**Betty L. Petersen, Broker**

**Skip Petersen,**

**Sales Agent & Auctioneer**

**Robin A. Petersen,**

**Listing Assoc. Broker & Auctioneer**

**Brett Petersen,**

**Ks. Agent & Auctioneer**

**Gary Wickwar, Ks Sales Agent**

**Licensed in Kansas, Colorado & Nebraska**

**[westernauctionandrealestate.com](http://westernauctionandrealestate.com)**

### Dryland for Sale!

**Approx. 160 ac. in NE/4 of 35-6-42,**

**Sherman Co., Kansas**

**Directions to Property:** From Road 5, take road 75 East  
1/2 mile to the property for sale.

**Asking Price: \$3,500/ac. or \$560,000.00**

**Possession shall transfer at closing.**

**Acres for sale currently in summer fallow.**

**2012 Real Estate Taxes \$368.38**

**Lease option to the Buyer:** The lease option of two additional  
quarters: SE/4 35-6-42 and 160 ac. in the N/2 of 2-7-42. Terms  
to be negotiated on lease.

### FSA Information on Land for Sale:

**Total Acres: 160.76**

**111.5 Wheat Base Acres/ Yield 33 - \$1,626.00**

**Corn Base 1.3/Yield 110    Sorg. 18.9/ Yield 82**

**Sunflowers Base 5.5/Yield 947    Soybean Base 2.3/Yield 27**



**For questions on this listing  
or to pursue this investment,  
contact a Western Auction &  
Real Estate Sales  
Professional today!**



**While information is not guaranteed, it is to  
be believed to be from reliable sources.**