

FOR SALE

160+/- ACRES CROPLAND

GRAHAM COUNTY, KS

LEGAL DESCRIPTION: SE/4 of 32-6-25

LOCATION: From the intersection of Hwy 9 & Road W12 in New Alamo, Kansas, go 7 miles South to Road Z, go 1 mile West then ½ mile South on 120th Avenue to the NE corner of the property. **SIGNS WILL BE POSTED!**

MINERALS: Seller will retain ½ of the mineral rights perpetually.

CROPS: Crops are subject to the tenant's rights. Buyer will receive the landlord's share of the 2013 wheat crop, if any.

FSA INFORMATION:

Cropland acres -	126.4
Grassland acres -	33.6

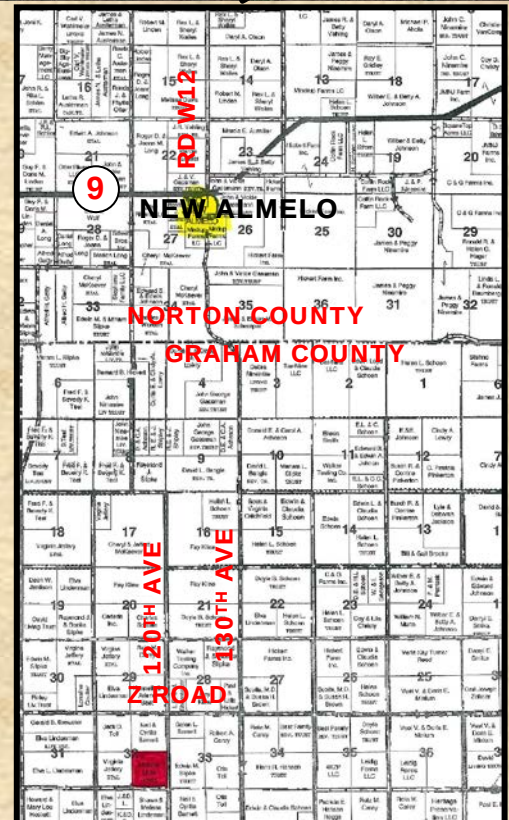
	Base Acres	DCP Yld
Wheat	64.1	38
Grain Sorghum	29.8	40

Seller will retain the landlord's share, if any, of all FSA payments associated with the 2012 crop year. See chart below for base acres and yields.

POSSESSION: Date of closing, subject to the tenant's rights.

REAL ESTATE TAXES: Taxes for 2011 and prior years will be paid by the Seller. Taxes for 2012 will be prorated to the date of closing.
(2011 taxes - \$332.31)

PRICE: \$400,000



Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com



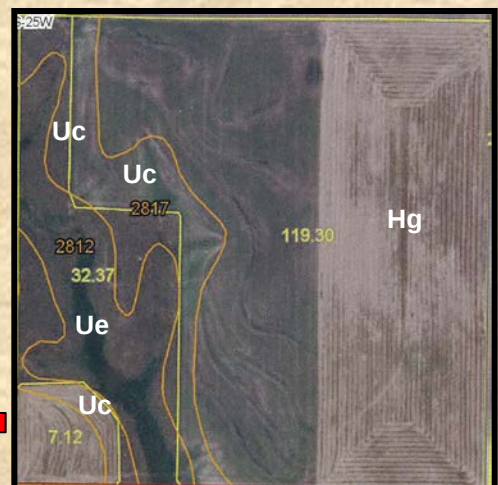
FARM & RANCH REALTY, INC.

1420 W. 4th * Colby, KS 67701

Toll Free 1- 800-247-7863

DONALD L. HAZLETT, BROKER

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SOIL LEGEND TYPES:

- Hg - Holdrege silt loam - 1 - 3% slopes
- Uc - Uly silt loam - 3 - 6% slopes
- Ue - Uly silt loam - 10 - 20% slopes