

FOR SALE

320 ACRES CROPLAND

WALLACE COUNTY, KS

LEGAL DESCRIPTION: E/2 of 8-12-42

LOCATION: From the intersection of Hwy 40 and Road 6 at Weskan, Kansas, go 11 miles North to Xpressway Road, then 2 miles West to the NE corner of the property.

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

CROPS: Seller will retain 100% of the 2012 growing wheat crop.

FSA INFORMATION: Cropland acres - 315.3

	<u>Base Acres</u>	<u>DCP Yld</u>
Wheat	153.3	38
Grain Sorghum	42.8	37

Seller will retain 100% of all FSA payments associated with the 2012 crop year.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2012 and prior years. (2011 taxes = \$532.84)

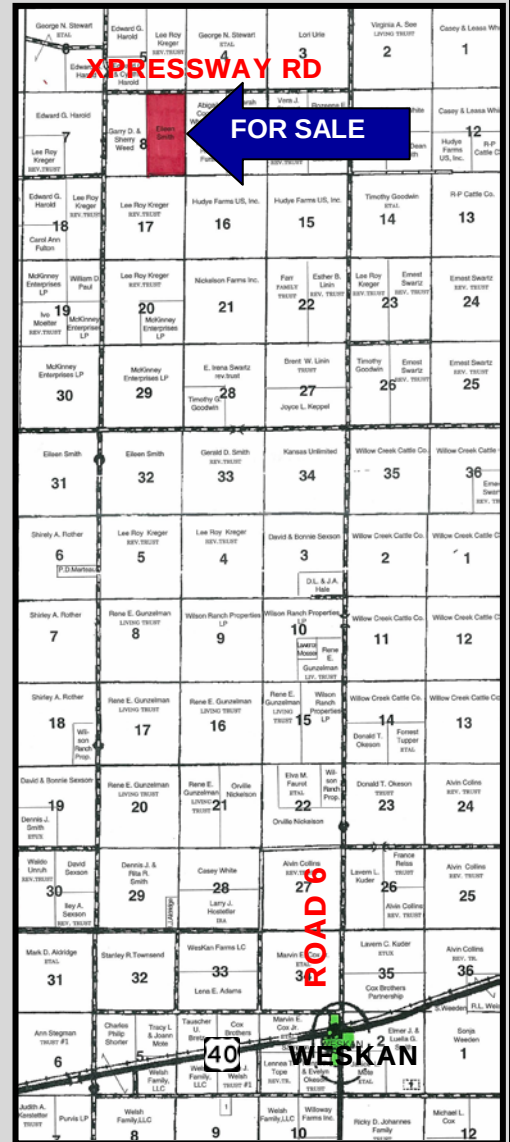
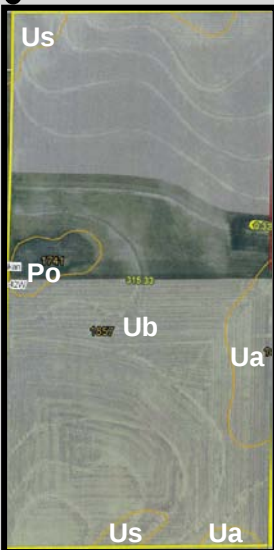
PRICE: \$640,000

Statements, while not guaranteed, are from reliable sources.

www.farmandranchrealty.com

SOIL LEGEND TYPES:

Ua - Ulysses silt loam - 0 - 1% slopes
 Ub - Ulysses silt loam - 1 - 3% slopes
 Us - Ulysses silt loam - 3 - 6% slopes
 Po - Pleasant silty clay loam



FARM & RANCH REALTY, INC.

STEVE HAZLETT, Listing Agent

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