



FARM & RANCH REALTY, INC.

PO BOX 947
COLBY, KS 67701

PRSRT STD
US POSTAGE
PAID
COLBY KS
PERMIT NO 141

**160+/- ACRES SHERIDAN COUNTY, KS
CROPLAND, GRASS & IMPROVEMENTS**



MODERN 1,792 SQ. FT. BRICK RANCH HOME

5 bedroom, home, full basement, attic fan, central air & hot water heat, covered patio, attached 1-car garage, and well established windbreak.

The property also includes a small feeding area w/4 pens and bunks, portable sheds, shop with concrete floor, round top machinery shop with concrete floor, and 3) 3,200 bu bins w/pits



160 ACRES IRRIGATED CROPLAND & IMPROVEMENTS

FOR SALE

SHERIDAN COUNTY, KANSAS

LOCATION: From Angelus, KS on County Road 120S go 5½ miles East to the SW corner of the property.

MINERAL RIGHTS: Seller's will retain ½ of the minerals rights.

CROPS: Buyer will receive 100% of all 2012 crops.

FSA INFORMATION:

Cropland Acres - 153.6
Grass & Improvement Acres - 6.04±

	Base Acres	DCP Yield
Wheat	32.3	35
Oats	4.2	39
Corn	19.7	124
Grain Sorghum	84.0	91
Barley	.04	38

Buyer will receive 100% of all FSA payments associated with the 2012 crop year.

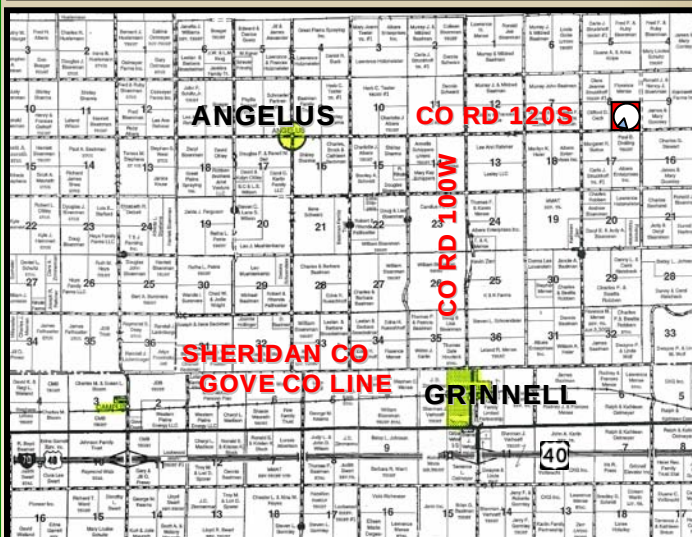
POSSESSION:

- Date of closing on the open acres
- January 1, 2012, on the improvements
- After harvest on the planted corn acres

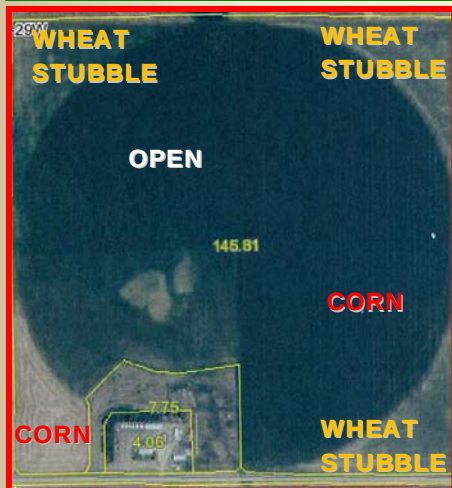
REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. (2010 taxes =\$2,365.90)

PRICE: \$600,000

LEGAL DESCRIPTION:
SE/4 OF 8-10-29



For a Virtual Tour visit
www.farmandranchrealty.com



Additional information on back

Statements, While Not Guaranteed, Are From Reliable Sources.

IRRIGATION INFORMATION

WATER RIGHTS: There is one irrigation well on this property. File # 16133 is permitted for 525 AF at 800 GPM. Sprinkler is nozzled at 250 GPM

IRRIGATION EQUIPMENT: '76 Reinke 8-tower sprinkler

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1420 W. 4th • Colby, KS 67701

TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT
BROKER

"When You List With Farm & Ranch, It's As Good As Sold!"

