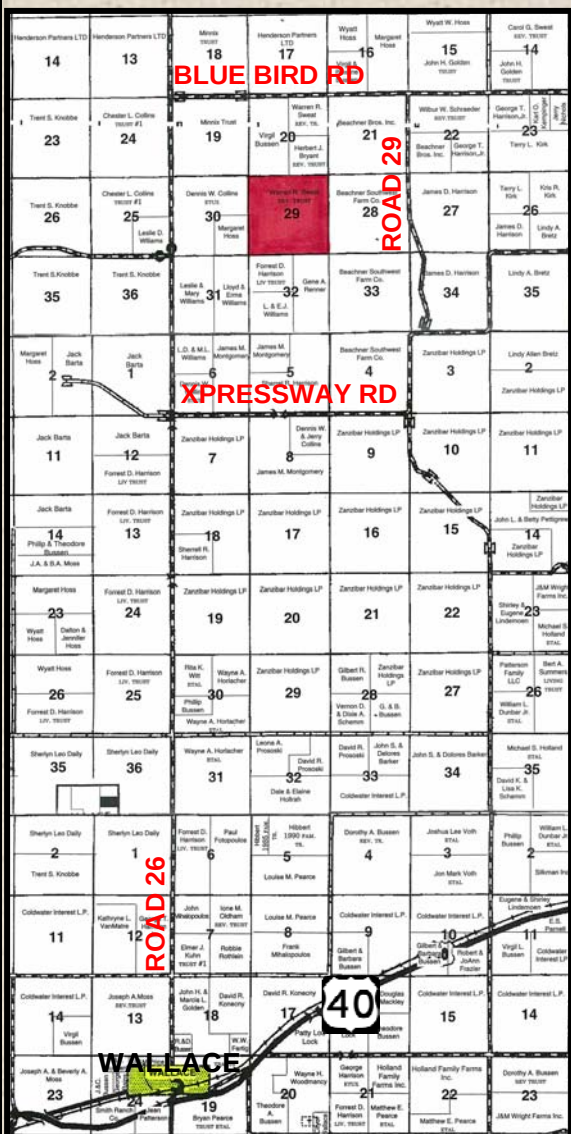


FOR SALE

640 ACRES GRASSLAND & CRP WALLACE COUNTY, KANSAS

LEGAL DESCRIPTION: Section 29-11-38



LOCATION: From the intersection of Hwys 40 & Road 26 in Wallace KS, go 12½ miles North to Blue Bird Road, then 2 miles East and 1 mile South to the NE corner of the property. SIGNS WILL BE POSTED!

MINERAL RIGHTS: Seller will retain ½ of the mineral rights for a term of 20 years with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

FSA INFORMATION:

GRASSLAND ACRES: 357.5
CRP ACRES: 282.5

- There are 282.5 acres currently enrolled in the CRP program through 9/30/2011 at \$30.71 per acre for a total annual payment of \$8,676.
- The 2011 CRP payment which will accrue from October 1, 2010, through September 30, 2011 will be prorated to the date of closing.

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

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2010 taxes = \$510.10)

PRICE: \$385,750

Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

STEVE HAZLETT, Listing Agent
(785-443-3110)

1420 W. 4th * Colby, KS 67701

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