

FOR SALE

160+/- ACRES CROPLAND & GRASS

CHEYENNE COUNTY, KS

LOCATION: From St. Francis, KS go 11 miles West on Hwy 36 to Road 3, then 3½ miles South to the NW corner of the property. **SIGNS WILL BE POSTED!!**

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

CROPS: Buyer will receive the landlord's 1/3rd share of the 2011 growing wheat crop.

FSA INFORMATION:

Cropland acres - 123.8
 Grassland acres - 36.2±

	<u>Base Acres</u>	<u>DCP Yield</u>
Wheat	117.8	38

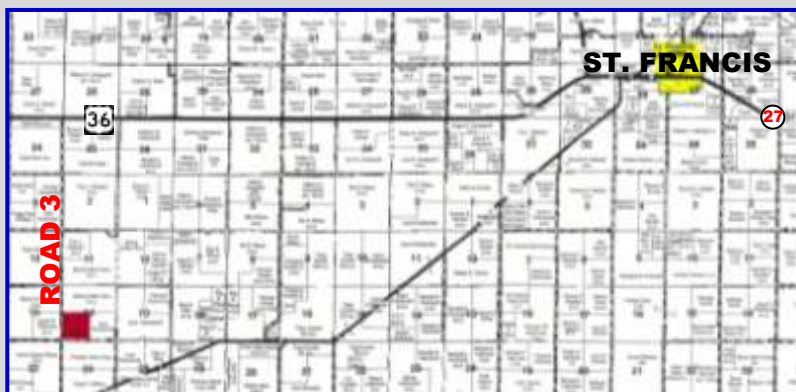
Buyer will receive the landlord's 1/3rd share of all FSA wheat payments and 100% of all FSA feed grain payments associated with the 2011 crop year.

POSSESSION: Date of closing, subject to the tenant's rights on the 2011 wheat crop.

REAL ESTATE TAXES: Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer.
 (2010 taxes - \$234.60)

PRICE: \$140,000

LEGAL DESCRIPTIONS:
SW/4 OF 14-4-42



Statements, While Not Guaranteed, Are From Reliable Sources.

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FARM & RANCH REALTY, INC.



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