

FOR SALE

80 ACRES CROPLAND

CHEYENNE COUNTY, KANSAS

LOCATION: From Bird City, KS on Hwy 36 go 1 mile East to County Road 30, then 5 miles North to CR S to the SE corner of the property.

MINERAL RIGHTS: Seller will retain 1/2 of the mineral rights for a term of 15 years with said reservation to fully participating in lease monies, delay rentals and bonuses and fully participating in royalties.

CROPS: Buyer will receive the landlord's 1/3rd share of all crops, and reimburse the Seller for landlord's share of chemical and fertilizer expenses on the 2010 growing crop.

FSA INFORMATION: Cropland acres - 78.3

	Base Acres	DCP Yield
Wheat	40.0	40
Corn	5.0	48
Grain Sorghum	7.6	46

Buyer will receive the landlord's 1/3rd share of all FSA payments associated with the 2010 crop year

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

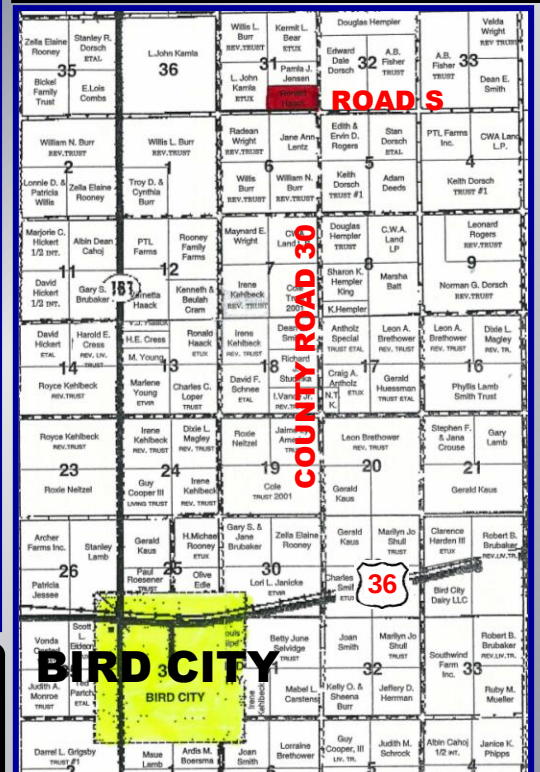
REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 taxes = \$190.69)

PRICE: \$96,000

Statements, while not guaranteed, are from reliable sources.

For a virtual tour visit
www.farmandranchrealty.com

LEGAL DESCRIPTION: S/2SE/4 OF 31-2-37



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DONALD L. HAZLETT
BROKER

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