

Yuma, CO/Cheyenne, KS County

Irrigated/Dryland/Grass/CRP



**Virgil George Broker/
Owner**

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• **Which includes**

- 963 ac +/- Farm Land,
265.7 ac +/- Grass,
334.75ac +/- CRP,
171.5 ac +/- Dryland
156.9 ac +/- Irrigated
balance roads and
waste.
- CRP Shall be prorated to
the date of close.
- Minerals None offered.
- 2008 Taxes \$300 KS,
\$3280 Inc. RRWDD Tax
CO.
- Late model 160 ac +/-
1995 Zimmatic Sprinkler,
Western land roller
pumps with VHS electric
motors.
- See additional pages for
detail information.



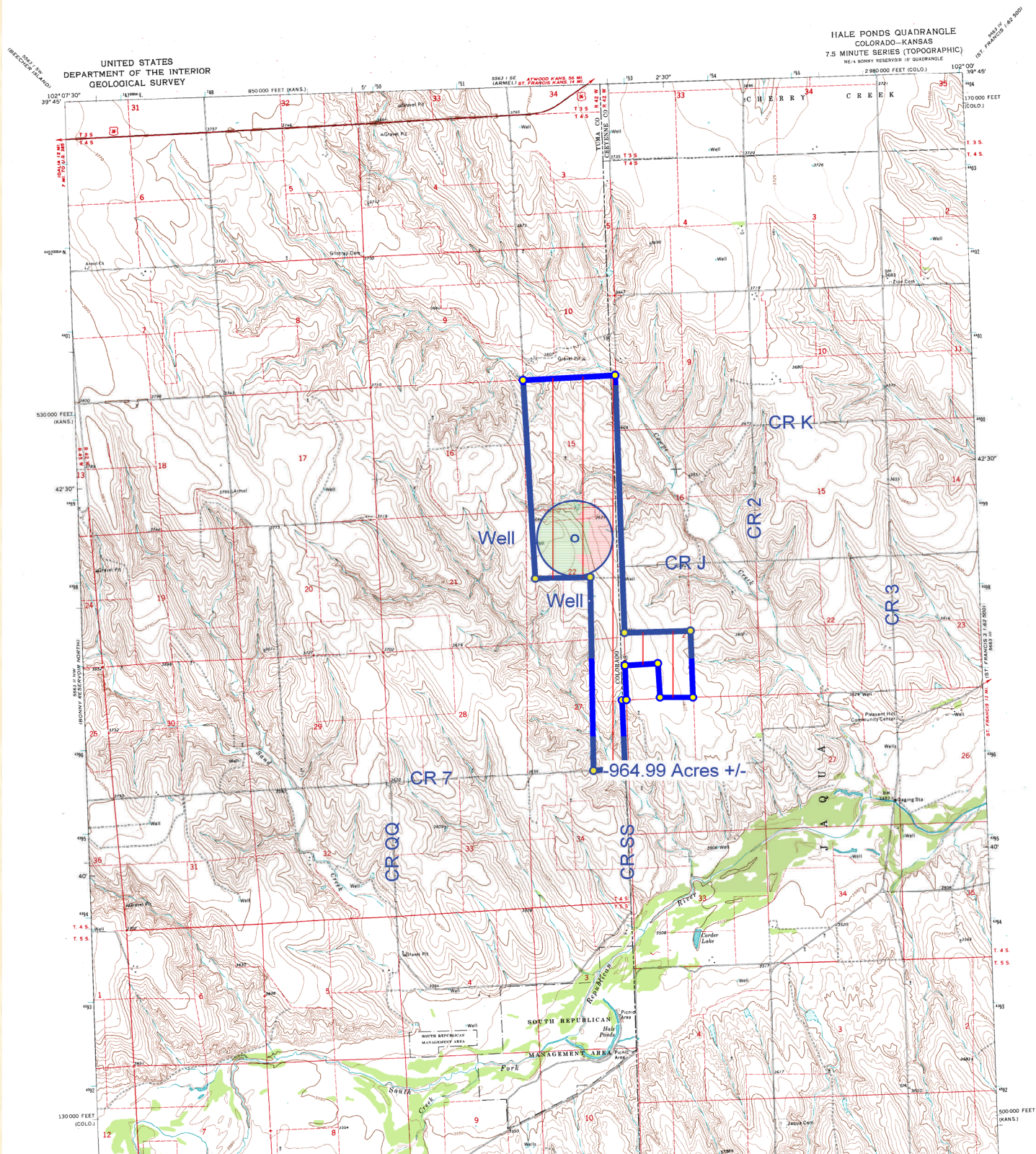
\$769,000

Southwest of St. Francis, KS

W2&Lots 1-4 Section 15, NW & Lots 1-4 Section 22, Lots 1-4 Section 27, T4S, R42W, 6th P.M. YUMA COUNTY, COLORADO& Lot 2 Section 8, Lots 1&2 Section17, Lots 1&2 Section 20, N2 & SE of SW Section 21,T4S,R42W, 6th PM Cheyenne County, Kansas. Approximately 107.7 acres of growing dryland wheat 1/3 to buyer as of 5/4/09 subject to change. 160 acres could be planted to corn spring of 09' seller to be reimbursed for fertilizer cost.

Notice Broker has gathered information from sources deem reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as the Sellers agent.*

View additional information and properties at www.rockingxland.com



Contract #	CRP ACRES	\$	Expire
962C	46.1	\$40.00/\$1844	2010
963B	201.4	\$34.48/\$6944	2010
965C	19.3	\$31.33/\$605	2009
1100A	68	\$37.00/\$2516	2010
Total	334.8	\$11,909.00	



CROP	BASE ACRES	Direct/CC
Wheat	46.1	28/28
Corn	152.7	116/116

WELL	ACRE FEET	PERMITTED ACRES
5142-FP	373	125
14953-FP	225	90