

FOR SALE

160 ACRES CROPLAND

GRAY COUNTY, KANSAS

LOCATION: From the intersection of Hwy 50 and Road 6 in Charleston, Kansas, go 8½ miles South to S Road, 1 mile West to Road 5, 2 miles South to U road, and ½ mile West to the SE corner of the property. **SIGNS ARE 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 80 acres of planted wheat, and 1/3rd share of any springs crops.

<u>FSA INFORMATION:</u>	Cropland Acres	156.15
	<u>BASE ACRES</u>	<u>DCP YLD</u>
Wheat	132.3	40
Grain Sorghum	11.3	81

All FSA farm program payments associated with the 2014 crop year will be subject to the new Farm Bill provisions.

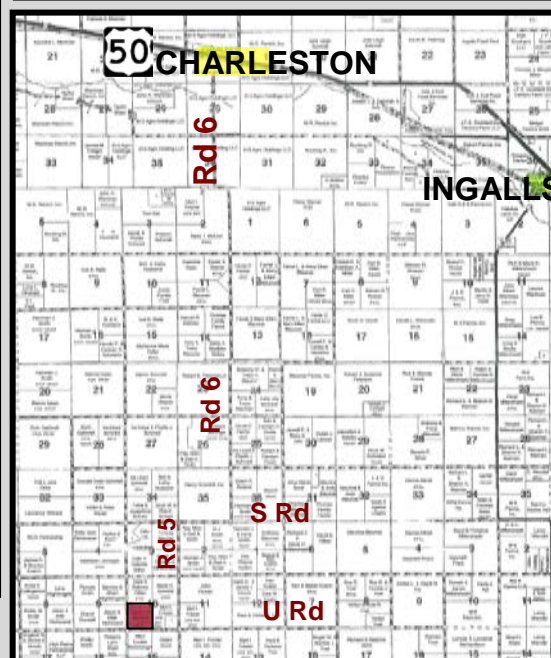
POSSESSION: Date of closing, subject to tenant's rights.

REAL ESTATE TAXES: Seller shall pay taxes for 2013 and prior years. Taxes for 2014 will be prorated to the date of closing. (2013 taxes: \$414.78)

PRICE: \$270,500

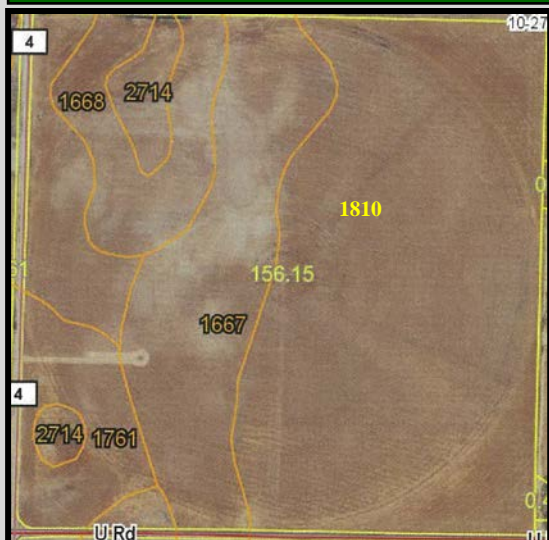
Statements, while not guaranteed, are from reliable sources.

LEGAL DESCRIPTION: SW/4 of 10-27-30



SOILS LEGEND

1810 – Satanta loam, 0-1% slopes
1667– Manter fine sandy loam, 0-1% slopes
1668– Manter fine sandy loam, 1-3% slopes
1761– Richfield silt loam, 0-1% slopes
2714 – Ness clay



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