

FOR SALE

640 ACRES CROPLAND & GRASS

SHERMAN COUNTY, KS

LEGAL DESCRIPTION: All of Section 21-9-38

LOCATION: From I-70 exit 27 at Edson, Kansas, go 3½ miles South to Road 60, 1 mile West to Road 28, then 1 mile South to the NE corner of the property. **SIGNS WILL BE POSTED!**

CROPS: Subject to the tenant's rights to plant and harvest the 2014 wheat crop, with Buyer to receive the landlord's 1/3rd share of said wheat crop.

FSA INFORMATION: Cropland acres - 453.8 (TRACT 1)
Grass acres - 181.5 (TRACT 2)

	<u>Base Acres</u>	<u>DCP Yld</u>
Wheat	310.7	38
Oats	20.4	45

Buyer will receive the landlord's 1/3rd share of all FSA wheat payments, if any, and 100% of all FSA feed grain payments, if any, associated with the 2014 crop year.

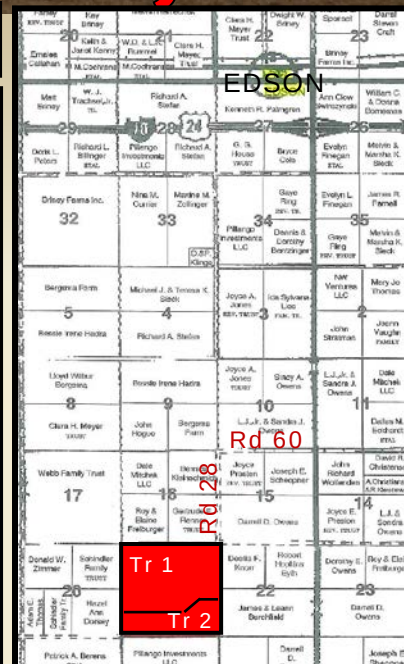
POSSESSION: Date of closing, subject to the tenant's rights.

MINERAL RIGHTS: Seller shall retain 100% of the mineral rights perpetually.

REAL ESTATE TAXES: Taxes for 2013 will be prorated to the date of closing. (2012 taxes = \$768.32).

PRICE: \$1,134,000 (Tract 1)
\$ 136,000 (Tract 2)

This property can be purchased
in 2 tracts or all together!

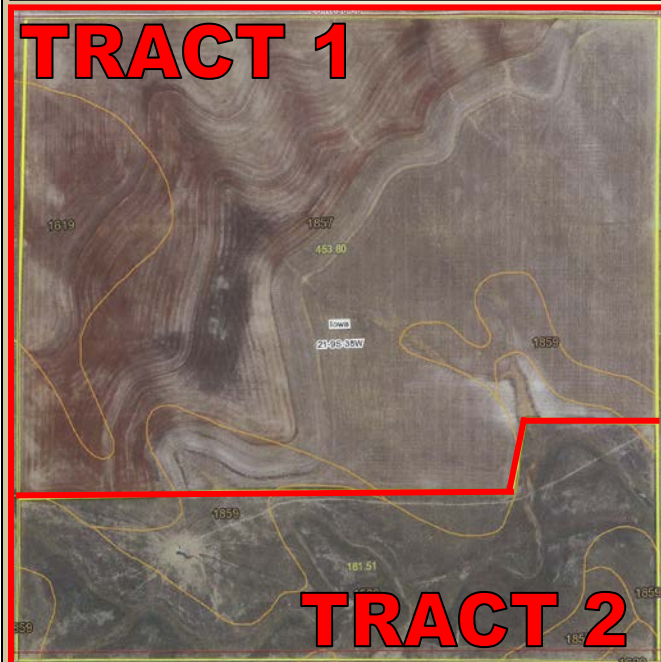


Statements, while not guaranteed, are from reliable sources.

SOIL LEGEND:

1619 – Keith silt loam – 0-1% slope
1857 – Ulysses silt loam – 1-3% slopes

TRACT 1



TRACT 2



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