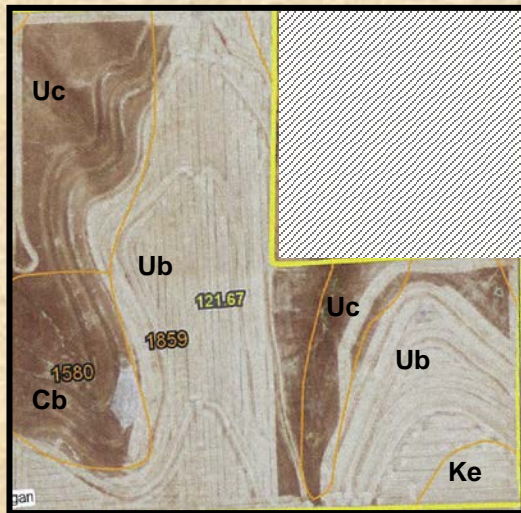
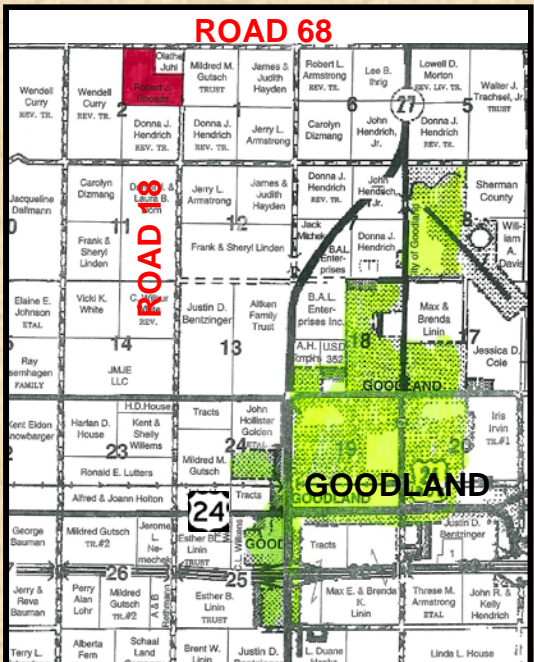


# FOR SALE

## 120+/- ACRES CROPLAND

### SHERMAN COUNTY, KS

**LEGAL DESCRIPTION:**  
SE/4NE/4 & W/2NE/4 of  
Section 2-8-40



#### SOIL LEGEND TYPES:

Ke – Keith silt loam – 0- 1% slopes  
Ub – Ullys silt loam – 3 - 6% slopes  
Uc – Ullys silt loam – 6-15% slopes  
Cb - Colby silt loam – 5-15% slopes

**LOCATION:** From the intersection of Hwys 24 and 27 in Goodland, Kansas, go 4 miles North to Road 68, then 1¼ miles West to the North side of the property. **SIGNS WILL BE POSTED!**

**MINERAL RIGHTS:** Mineral rights are believed to be 100% intact. All of the Seller's interest will transfer to the Buyer at closing. There is one producing gas well on this property.

**CROPS:** All planted to corn and Buyer will receive the landlord's 1/3<sup>rd</sup> share of the 2013 corn crop.

**FSA INFORMATION:** Cropland acres - 121.7

	Base Acres	DCP Yield
Wheat	65.4	32
Grain Sorghum	16.7	41
Barley	3.0	36

Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA payments associated with the 2013 crop year, if any.

**POSSESSION:** Possession will be after the 2013 corn harvest.

**REAL ESTATE TAXES:** Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. (2012 taxes - \$144.18)

**PRICE:** \$336,000

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## FARM & RANCH REALTY, INC.



**NEAL MANN, Listing Agent ( 785-635-2102 )**

1420 W. 4<sup>th</sup> • Colby, KS 67701

Toll Free 1- 800-247-7863

**DONALD L. HAZLETT, BROKER**



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