LEGAL DESCRIPTION: W/2W/2 of 8-4-21

LOCATION: From Densmore, Kansas, on Hwy 9, go 1 mile East to Road E9, and 4 miles North the SW corner of the property. SIGNS WILL BE POSTED!!

MINERAL RIGHTS: Seller will retain 100% of all mineral rights for a term of 20 years, or for as long as production, if any, exists.

CROPS: There are no growing crops.

FSA INFORMATION: Cropland acres - 154.8

<u>B</u>	ase Acres	DCP YId
Wheat	71.6	37
Grain Sorghum	29.4	46
Barley	4.6	44

Buyer will receive 100% of all FSA payments associated with the 2013 crop year.

POSSESSION: Date of closing.

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 = \$593.62).

PRICE: \$400,000

Statements, while not guaranteed, are from reliable sources.

www.farmandranchrealty.com

JAMES O. HAZLETT, Listing Agent

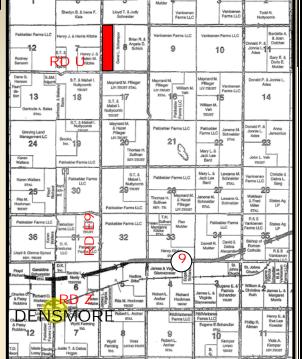
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This farm has been in an intensive Variable **Rate Fertilizer** program the past 4 years.

It was soil sampled and fertilized on 2 ½ acred grids.

All acres are in wheat stubble and ready for spring fertilizer and chemical program.

Seller is interested in continuing to farm the land if Buyer needs a tenant.

