

FOR SALE

313+/- ACRES CROPLAND

LANE COUNTY, KS

LOCATION: From the intersection of Hwys 96 and 23 at Dighton, Kansas, go 11 miles West on Hwy 96 to the S Arapahoe Rd, then 4 miles South to the NE of the property. **SIGNS WILL BE POSTED!!**

MINERAL RIGHTS: Seller will retain $\frac{1}{2}$ of the mineral rights for a term of 15 years, or for as long as production exists. Said reservation will be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Buyer will receive the landlord's $\frac{1}{3}$ rd share of the 2012 milo crop and pay the landlord's $\frac{1}{3}$ rd share of the fertilizer and chemical expenses. Seller will retain the landlord's $\frac{1}{3}$ rd share of the 2012 growing wheat crop.

FSA INFORMATION: Cropland Acres - 306.4

	Base Acres	DCP Yield
Wheat	148.0	39
Grain Sorghum	133.1	46

Buyer will receive the landlord's $\frac{1}{3}$ rd share of all FSA feed grain payments associated with the 2012 crop year.

Seller will retain the landlord's $\frac{1}{3}$ rd share of all FSA wheat payments associated with the 2012 crop year.

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

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing. (2011 taxes = \$670.74)

PRICE REDUCED: ~~\$ 832,700~~ \$766,000

Statements, While Not Guaranteed, Are From Reliable Sources.

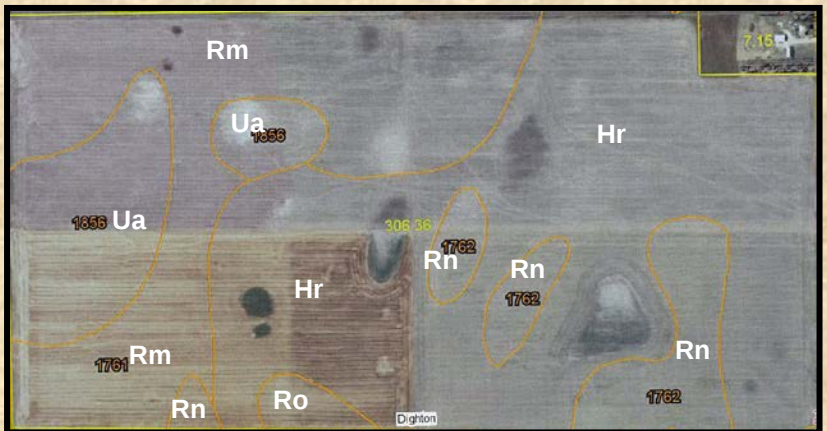


For Virtual Tour visit
www.farmandranchrealty.com



LEGAL DESCRIPTION:

N/2 of 7-19-30, less farmstead in NE corner



SOIL LEGEND:

- Hr - Harney-Richfield complex - 0 to 1% slopes
- Rm - Richfield silt loam - 0 to 1% slopes
- Ua - Ulysses soil loam - 0 to 1% slopes
- Rn - Richfield silt loam - 1 to 3% slopes
- Ro - Richfield-Ulysses silt loam - 1 to 31% slopes

FARM & RANCH REALTY, INC.

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