

FOR SALE

640+/- ACRES CRP, EXPIRED CRP & GRASS LANE COUNTY, KS

LEGAL DESCRIPTIONS:
E/2 OF SECTION 34-19-27 AND
W/2 OF SECTION 35-19-27

LOCATION: From the intersection of Turkey Red Road and E. Alamota Road in Alamota Kansas, go 7½ miles South to E Road 60, then ½ mile East to the SW corner of the property. SIGNS WILL BE POSTED!!

MINERAL RIGHTS: Mineral rights are subject to a prior reservation of record. The Seller will transfer 25% of the mineral rights to the Buyer at closing.

CROPS: There no growing crops.

FSA INFORMATION:

CRP ACRES - 472.2
EXPIRED CRP ACRES - 78.8
GRASSLAND ACRES - 89.0±

The Buyer will receive 100% of all FSA payments, if any, associated with the 2012 crop year.

CRP INFORMATION: There are approximately 472.2 acres currently enrolled in the CRP program.

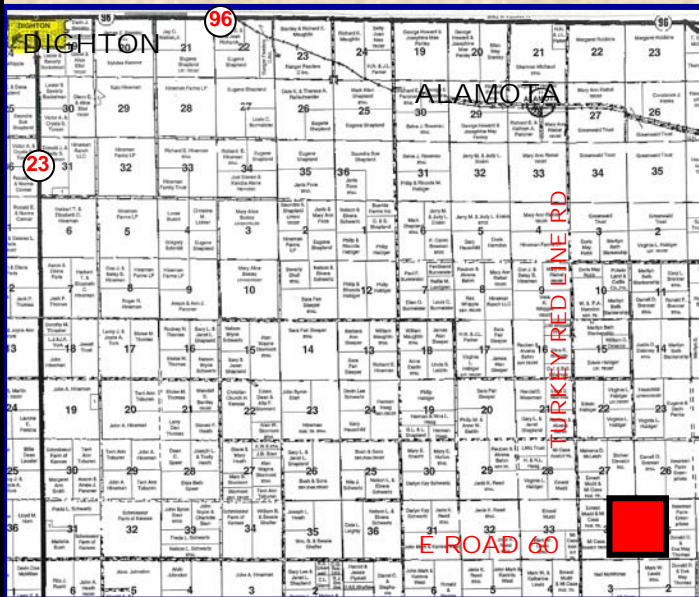
- 61.7 ac at \$38.53 for \$2,377 annual payment thru 9/30/12
- 59.1 ac at \$41.42 for \$2,448 annual payment thru 9/30/12
- 43.4 ac at \$37.99 for \$1,649 annual payment thru 9/30/21
- 308.0 ac at \$32.54 for \$10,022 annual payment thru 9/30/12

The 2012 CRP payments which will accrue from October 1, 2011 through September 30, 2012 will be prorated to the date of closing, subject to FSA regulations.

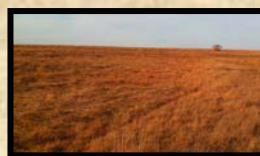
POSSESSION: Date of closing.

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 = \$663.54)

PRICE: \$1,024,000



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Statements, While Not Guaranteed,
Are From Reliable Sources.

FARM & RANCH REALTY, INC.



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