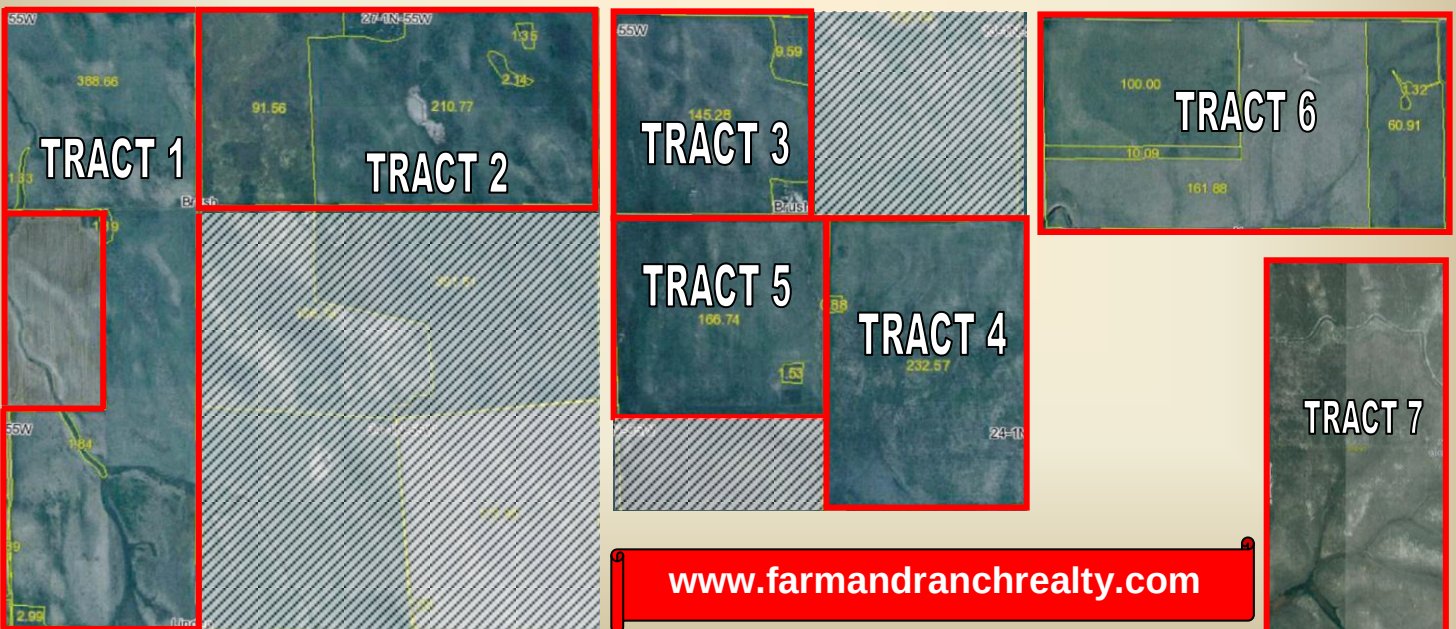




FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

FOR SALE
1,920 ACRES CRP & GRASS
MORGAN & WASHINGTON
COUNTIES, CO

TRACTS	TOTAL ACRES	GRASS/ROADS/WASTE	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	WHEAT BASE	OATS BASE	2009 TAXES
1	400.0	11.3	388.7	\$38.63/\$15,015/2013	185.7	15.3	\$527.68
2	320.0	109.2	210.8	\$35.88/\$7,564/2013	100.8	8.3	\$274.04
3	160.0	14.7	145.3	\$31.80/\$4,621/2012	70.1	5.8	\$137.40
4	240.0	7.4	232.6	\$37.04/\$8616/2012	111	9.1	\$332.16
5	160.0		166.7	\$35.37/\$5,896/2013	80.2	6.6	\$139.76
6	320.0	149.0	171.0	\$36.22/\$6,194/2012	77.2	6.4	\$262.40
7	320.0	9.1	310.9	\$35.95/\$11,177/2012	14.8	12.3	\$325.00
	1,920.00	300.7	1626.0				



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FOR SALE

1,920 ACRES CRP & GRASS

MORGAN & WASHINGTON COUNTIES, CO.

LOCATION From 71 Hwy at Woodrow, Colorado, go 1½ miles East, 1 mile North, and 1½ miles East to the SW corner of Tract 1. **SIGNS WILL BE POSTED!**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CRP PAYMENTS: Buyer(s) will receive 100% of the 2010 CRP payments which will accrue from 10/1/09 thru 9/30/10, and all future years' CRP payments under the current CRP contracts. See chart on back for details.

POSSESSION: Possession will be the date of closing.

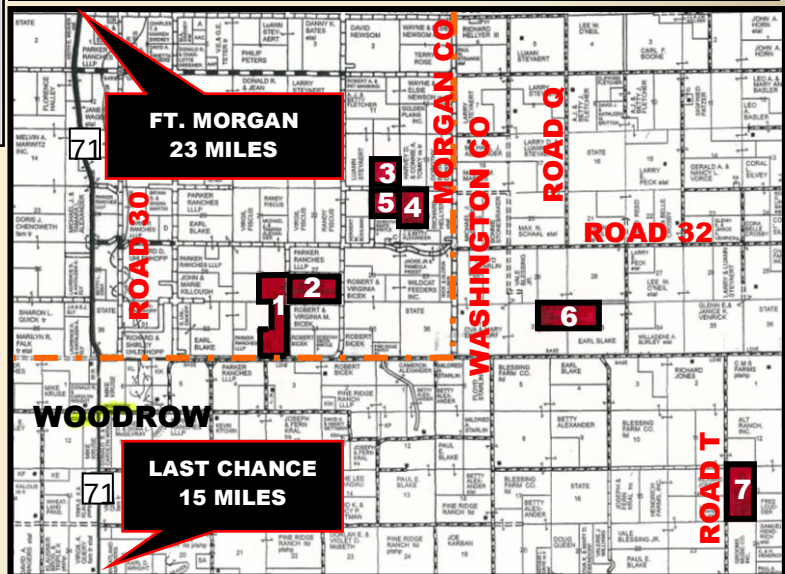
REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer(s).

Statements, While Not Guaranteed, Are From Reliable Sources.

Visit www.farmandranchrealty.com
For a Virtual Tour!



TRACTS	LEGAL DESCRIPTIONS	PRICE
MORGAN COUNTY		
1	SE/4 & E/2NE/4 OF 33-1N-55 & SE/4 of 28-1N-55	\$194,000
2	S/2 OF 27-1N-55	\$105,000
3	SE/4 OF 14-1N-55	\$76,000
4	NW/4 & N/2SW/4 of 24-1N-55	\$128,000
5	NE/4 OF 23-1N-55	\$92,000
WASHINGTON COUNTY		
6	NE/4 OF 32-1N-54 & NW/4 OF 33-1N-54	\$109,000
7	W/2 OF 13-1S-54	\$124,000



FSA CHART & AERIALS ON BACK

FARM & RANCH REALTY, INC.

ED CURRIER, Listing Agent
(785-443-0099)

1420 W. 4TH • COLBY, KS
Toll Free - 800-247-7863

Donald L. Hazlett – Broker

"When you list with Farm & Ranch, it's as good as SOLD!!"

