

FOR SALE

160 ACRES CROPLAND & GRASS

THOMAS COUNTY, KANSAS

LEGAL DESCRIPTION: SE/4 of 31-8-36

LOCATION: From Brewster, KS, go 3½ miles South on County Road 2, to the SE corner of the property.

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

CROPS: Subject to the current cash lease agreement. Cash lease payments for 2010 will be prorated to the date of closing.

FSA INFORMATION: Cropland acres - 76.4
Grassland acres - 76.4

	BASE ACRES	DCP YIELD
Wheat	39.6	40
Corn	10.8	42

FSA payments will be retained by the tenant under the current lease agreement.

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

REAL ESTATE TAXES: Seller will pay taxes for 2009 and prior years. Taxes for 2010 will be prorated to the date of closing. (2009 Taxes = \$179.29)

PRICE: \$136,000

Statements, While Not Guaranteed, Are From Reliable Sources.



FARM & RANCH REALTY, INC.



STEVE HAZLETT, Listing Agent (785-443-3110)

1420 W. 4th * Colby, KS 67701
(785) 462-3904 or 800-247-7863

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