

FOR SALE

53.5 ACRES CROPLAND

SHERMAN COUNTY, KANSAS

**LEGAL DESCRIPTION: UNDIVIDED 1/3RD
INTEREST IN SE/4 OF 3-7-37**

LOCATION: From Brewster, KS on Road 66 go 2½ miles West to Road 35, then 7 miles North to the SE corner of the property.

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

CROPS: Buyer will receive the landlord's 1/3rd share of the Seller's 1/3rd interest in the 2009 growing wheat crop and FSA bases.

FSA INFORMATION: Cropland acres - 53.5

	<u>BASE ACRES</u>	<u>DCP YIELD</u>
Wheat	79.9	36
Sunflowers	19.7	826

Buyer will receive the landlord's 1/3rd share of the Seller's 1/3rd interest of all FSA payments associated with the 2009 crop year.

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

REAL ESTATE TAXES: Seller will pay taxes for 2008 and prior years. Seller's share of the 2009 taxes will be paid by the Buyer. (Seller's 1/3rd share of the 2008 Taxes = \$101.28)

PRICE: \$53,000

Statements, While Not Guaranteed, Are From Reliable Sources.

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



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