

LAND FOR SALE

160 ACRES CRP & CROPLAND

NW/4 of Section 9-10-40 Sherman County, Kansas



FOR SALE

FSA Information:

Cropland Acres	19.74
CRP Acres	51.64
CRP Acres	82.52
Total Acres	153.90

\$220,000

\$1,375/Acre

CRP Information:

51.6 Acres CRP @ \$26.80/acre = \$1383.00 (Expires 09/30/2012)
82.5 Acres CRP @ \$32.45/acre = \$2677.00 (Expires 09/30/2021)
The Buyer shall receive all of the 2012 CRP payments.

FSA Base Acres & Yields:

Wheat base: 81/49
This wheat base shall return to the land when it comes out of CRP.

Minerals: All of the Seller's interest shall go to the Buyer.

Possession: Date of Closing.

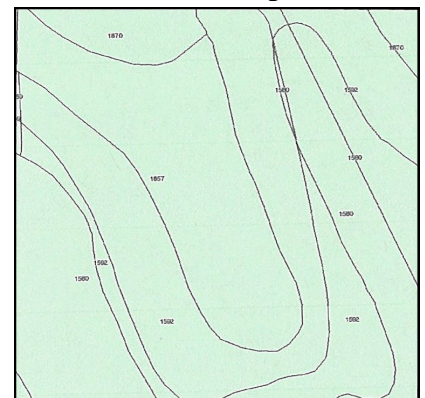
Land Location: 6 miles south, 2 miles west, 2 miles south and 1.5 miles west of Goodland, KS on Road 55.

2011 Taxes: \$111.50

Aerial Map



Soils Map



AGENT'S NOTE: This property adjoins the North end of the Sherman County State Wildlife area and has good hunting potential. It would also be a productive cropland quarter when out of CRP.

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Listing # 55404