

FOR SALE

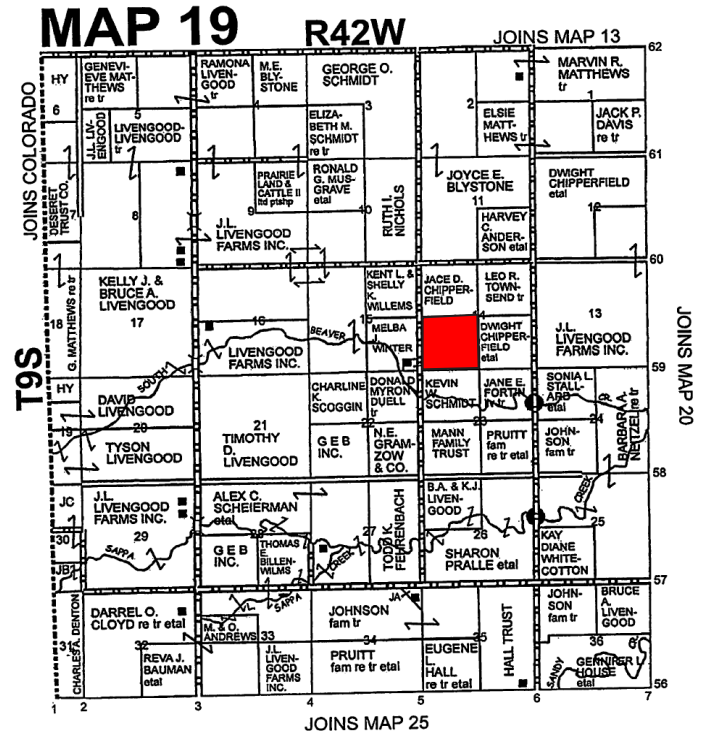
PRICE REDUCED

155 ACRES

IRRIGATED & DRYLAND

L1535

SHERMAN COUNTY, KANSAS



LOCATION: From Kanorado, KS take Hwy 267 South for 4 miles. Turn East onto CR 60 and follow for 2 miles to CR 5. Turn South and drive for 1/2 a mile, you will then be at the NW corner of Section 14.

LEGAL: Township 9S, Range 42W, Section 14: SW4

ACREAGE: 121.11 +/- irrigated acres & 34.26 +/- dryland acres

CROPS: None

FSA INFORMATION: Cropland Acres - +/- 155.37

CROP	BASE ACREAGE	PLC YIELD
Wheat	18.6	52
Corn	75.9	134
Grain Sorghum	10.5	49
Total Base Acres:	105.00	

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations. Wheat is enrolled in PLC and Corn & Sorghum enrolled in ARC-County.

EQUIPMENT: 1-Irrigation Well, #1200229-D1, 1 - 98 Valley Sprinkler, Pump, Motor.

WELL INFORMATION: 400 GPM - Well Info. upon request.

MINERAL RIGHTS: All minerals owned by the seller will convey.

POSSESSION: At closing.

TAXES: 2015 Taxes - \$2,262.54 -Taxes for 2015 will be paid by the Seller, 2016 taxes will be prorated to the date of closing.

PRICE: ~~\$630,645.00~~
\$546,128.00 - NEW PRICE

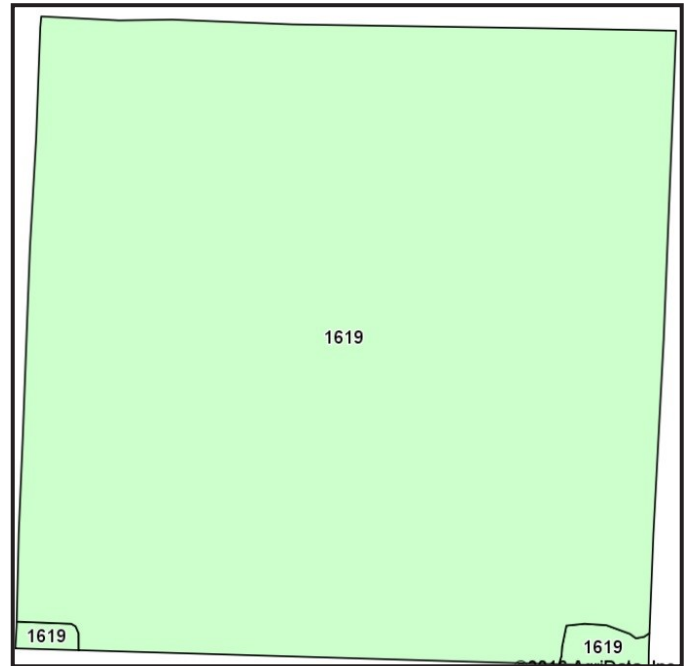


Colorado Land Investments I, LLC

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FSA AND SOIL MAPS



Area Symbol: KS181, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Corn	Grain sorghum	Soybeans	Sunflowers	Winter wheat
1619	Keith silt loam, 0 to 1 percent slopes	157.26	100.0%	IIc	Iw	2	52	38	32	1805	38
Weighted Average						2	52	38	32	1805	38

Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.