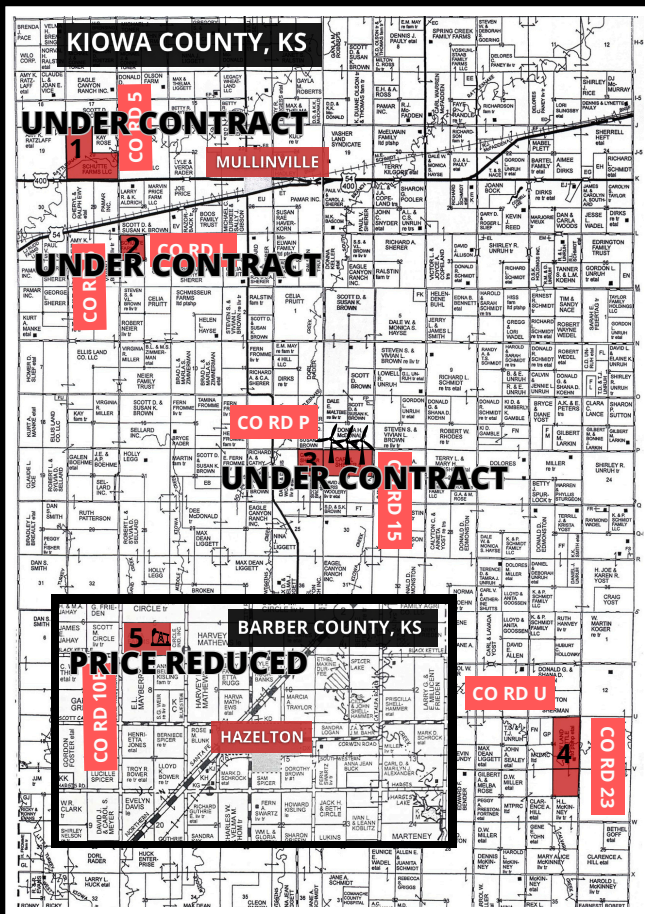


LAND FOR SALE

LC1558

1833.60 +/- ACRES - CROPLAND & GRASSLAND
w/ 3 WIND TURBINES & ROYALTY INCOME

KIOWA & BARBER COUNTY, KANSAS



LEGAL DESCRIPTION:

- TRACT 1: NW4 & S2 of Section 20-T28S-R20W
- TRACT 2: NW4 of Section 33-T28S-R20W
- TRACT 3: NE4 of Section 24-T29S-R20W & N2 of Section 19- T29S-R19W
- TRACT 4: E2 Less Tract of Section 14-T30S-R19W & NE4 of Section 23-T30S-R19W
- TRACT 5: SW4, W2SE4 of Section 5-T34S-R10W



LOCATION:

See maps for location. Signs will be posted

FSA INFORMATION:

Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations. See chart below for farmland acres, crop land acres, base acres/yields and 2024 Taxes

TRACT	FARMLAND ACRES	CROPLAND ACRES	GRASS ACRES	WHEAT BASE/PLC YIELD	GRAIN SORGHUM BASE/PLC YIELD	CORN BASE/PLC YIELD	2023 TAXES
1	475.04	321.81	204.05	63.71/31	191.11/65		\$1525.04
2	159.34	159.34		31.82/31	95.46/65		\$1166.43
3	482.57	452.64	28.25	220.50/54	118.92/45		1985.50
4	474.33	414.77	149.7	146.66/30	75.11/48	73.93/128	\$1972.90
5	242.74	236.34		236.30/44			\$2358.00
1,834.02		1,587.90	382				

CROPS:

TRACT 1: 185 acres of sorghum, TRACT 2: fallow, TRACT 3: 160 acres of milo, TRACT 4: fallow TRACT 5: 236.34 acres of growing wheat and 1/3 of wheat to the buyer. NOTE: Seller will retain 100% of the growing crop on tract 1, 2, 3, & 4.

MINERALS:

Seller will convey 100% of their mineral interest, if any, to the Buyer at closing.

ROYALTY PRODUCTION/INCOME:

TRACT 5: There is a gas well on this tract and the seller will transfer their interest in royalty income to the buyer.

WIND RIGHTS/INCOME:

Seller will convey 100% of the Wind Rights & Wind Turbine Income to the Buyer at closing.

POSSESSION:

Immediate possession on open ground/grass and after the 2024 harvest for ground with growing crops.

TAXES:

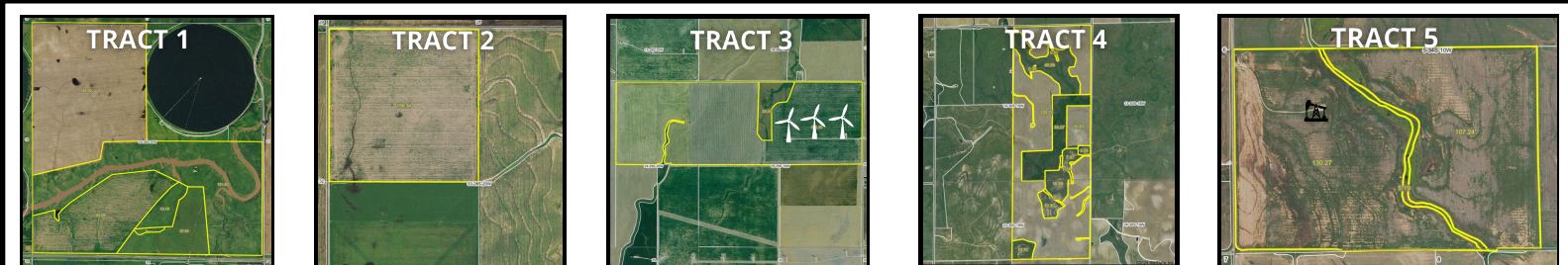
Seller will pay taxes for all of 2023 and prior years. Taxes for 2024 will be prorated to the date of closing.

PRICE: TRACT 1: ~~\$780,000.00~~ **SOLD** TRACT 4: ~~\$720,000.00~~ **SOLD**
TRACT 2: ~~\$315,000.00~~ **SOLD** TRACT 5: ~~\$522,800.00~~ **SOLD**
TRACT 3: ~~\$1,217,025.00~~ **SOLD** PR - 5: \$449,046.00



Wind Energy Information

Investment Opportunity with good ROI - TRACT 3 has 3 producing wind turbines with wind income. Minimum royalty payments adjusted periodically throughout the term of the lease.



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