

FOR SALE

629.32 +/- ACRES
CROPLAND w/ 1 WIND
TURBINE & ROYALTY

LC1558

PRATT COUNTY, KANSAS



LEGAL DESCRIPTION:

TRACT 1: W2 OF SECTION 36-T27S-R15W
TRACT 2: W2 OF SECTION 8-T29S-R14W

LOCATION:

See map for location. **Signs will be posted**

FSA INFORMATION:

FSA Cropland Acres: **TRACT 1** - 319.75, **TRACT 2** - 312.35
FSA Farmland Acres: **TRACT 1** - 328.92, **TRACT 2** - 314.57

Cropland Acres	Wheat Base/PLC Yld.	Corn Base/PLC Yld	Soybeans Base/PLC Yld
Tract 1 - 319.75	219.53/37	37.17/135	36.01/42
Tract 2 - 312.35	215.02/37	36.41/135	35.26/42

Note: Any future FSA payments will follow the crops and will be paid pursuant to FSA Regulations.

CROPS:

Corn is planted on **TRACT 1** and 100% of the crop will be retained by the buyer. **TRACT 2** is fallow.

MINERALS:

Seller will convey 100% of their mineral interest, if any, on the subject properties.

ROYALTY PRODUCTION/INCOME:

TRACT 2: This tract is receiving gas royalty income and seller will transfer their interest to the buyer.

WIND RIGHTS/INCOME:

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

POSSESSION:

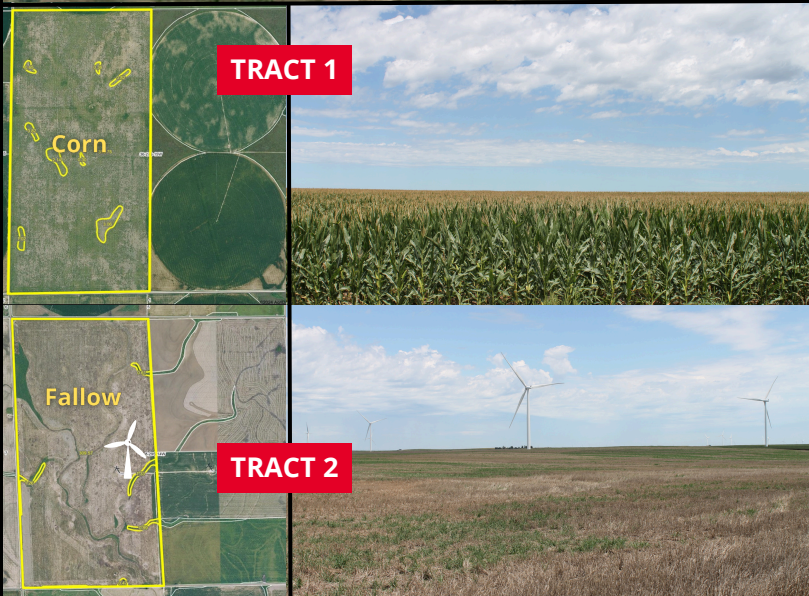
TRACT 1- Will be after the 2024 fall harvest, **TRACT 2 -** At closing and the seller will be reimbursed for any spraying/work done to **TRACT 2** on or before closing.

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: \$822,300.00 2023 TAXES: \$1,644.98

TRACT 2: \$916,425.00 2023 TAXES: \$662.18



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