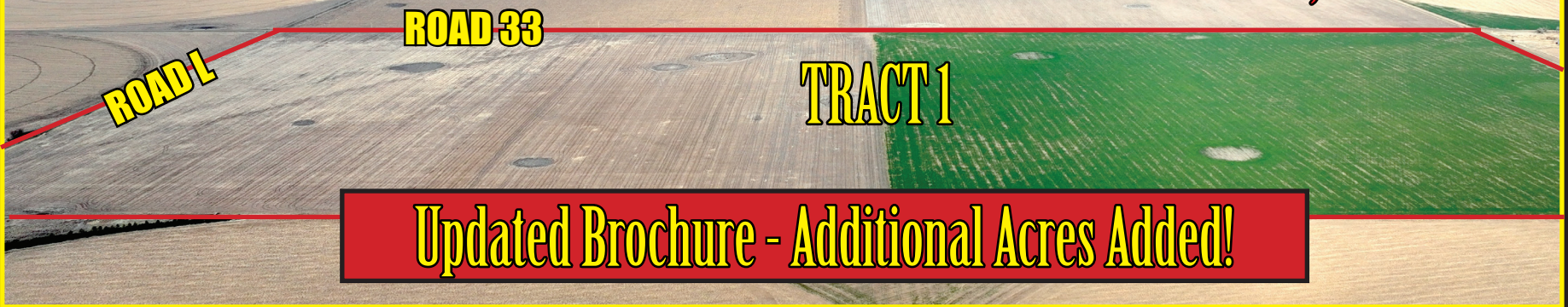




Auction & Real Estate, LLC

Betty L. Petersen, Broker
Robin P. Shaw, Assoc. Broker & Auctioneer

790 +/- ACRES CROPLAND FOR SALE CHEYENNE & SHERMAN CO., KANSAS



Updated Brochure - Additional Acres Added!

Tract	Legal	Deeded Acres	Crop Land Acres	Wheat Acres	Open Acres	Wheat Base/PLC YLD	Sorg. Base/PLC YLD	Soybeans Base/PLC YLD	2023 Taxes	Asking Price
CHEYENNE CO., KS										
1	W/2 2-4-37	320	318.95	159.48	159.47	155.02/55	55.80/48	25.90/43	\$2,055.20	\$1,216,000
2	NW/4 26-5-38	160	157.63	157.63		76.62/55	27.58/48	12.84/43	\$947.96	\$592,000
SHERMAN CO., KS										
3	NE/4 20-7-38	160	157.18	157.63		76.42/55	27.50/48	12.77/43	\$860.76	\$576,000
4	NW/4 18-6-38	150	106.19		106.19	58.24/55	20.96/48	9.73/43	\$798.42	\$521,500

CROPS: Acres planted to Wheat shall remain with the Tenant unless otherwise negotiated.
FSA CROP & CRP INFORMATION: Purchaser is responsible to enter into the FSA program, if desired. The land is currently registered with the Cheyenne County, Ks FSA office in the PLC program.

Tract 4: CRP Program Contract: entered 10/1/2020, expires 9/30/2035
\$33.82/acre for 28.57 acres, totalling \$967.00 annually.

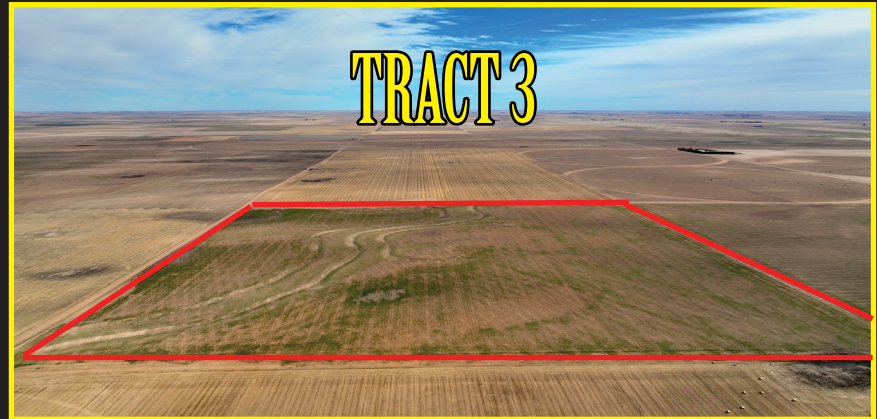
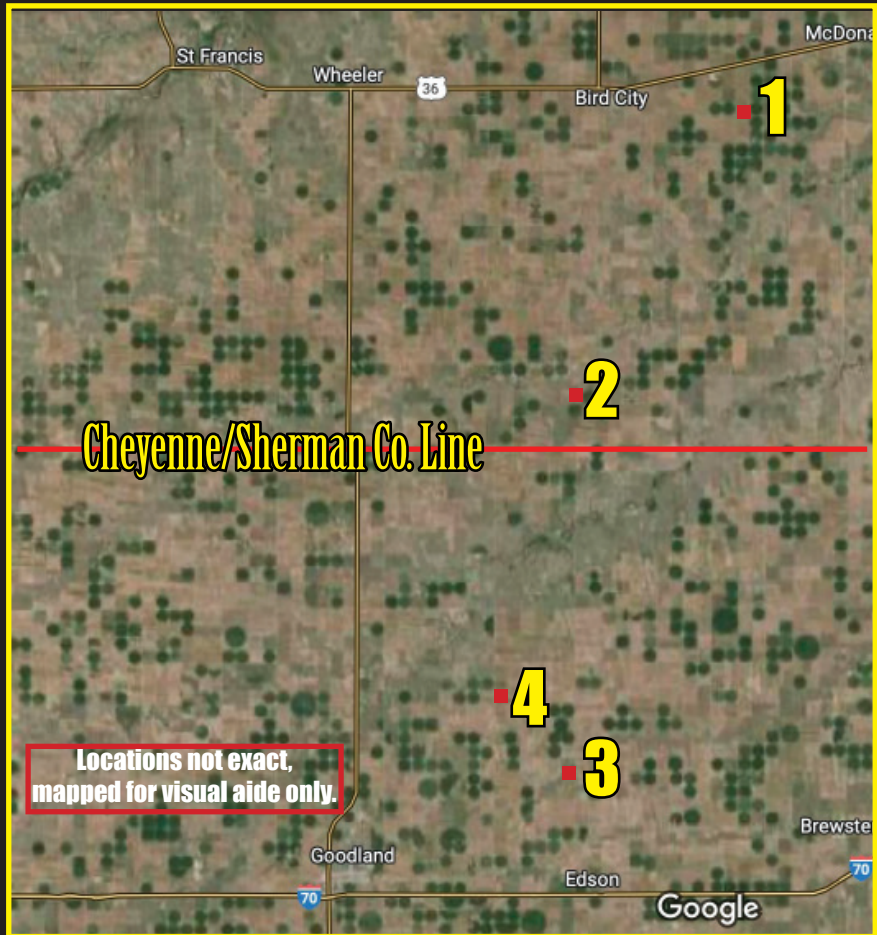
POSSESSION: Acres that are open or CRP, possession transfers at closing. On Tract 1 and 4, the Buyer will reimburse the Tenant for spraying application. On acres planted to wheat, possession transfers to Buyer after 2024 Wheat Harvest, no later than August 1, 2024.

MINERAL RIGHTS: Purchaser shall receive 100% of Seller's mineral interests.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller nor Western Auction & Real Estate LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Western Auction & Real Estate LLC and its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for these transactions. All information herein is believed to be correct.



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From Concept to Completion!