

THOMAS COUNTY FARM LAND

LAND LOCATION:

Tract #1: From Colby, North on Hwy 25 to county line, Rd EE.

Tract #2: From Colby, North on Hwy 25 to Rd CC. Then East to Rd 23.

**Tract #1: PRICE:
140 Acres \$240,000**

**PRIME
LAND!**

TRACT #1 NW/4 SEC. 6-6-33 THOMAS CO.

FSA Information:

140 Cropland Acres (140 Ac. Farmland)

Wheat 89.3 Base Acres 35 Yield

Grain Sorghum 12.9 Base Acres 50 Yield

Sunflowers 16.8 Base Acres 1,813 Yield

70 Acres in growing wheat with productive Keith soils.

70 Acres in stubble, ready for a fall crop.

2008 TAXES: \$357.06

**Tract #2:
160 Acres**

**PRICE:
\$240,000**

TRACT #2 NE/4 15-6-33 THOMAS CO.

FSA Information:

148.5 Cropland Acres (159.9 Ac. Farmland)

Wheat 94.7 Base Acres 35 Yield

Grain Sorghum 13.6 Base Acres 50 Yield

Sunflowers 17.8 Base Acres 1,813 Yield

81.55 Acres in growing wheat with productive Keith soils.

66.95 Acres in stubble, ready for a fall crop.

2008 TAXES: \$377.78

CROPS: Buyer will receive the landlord's 1/3 share of crops, and will be responsible for the landlord's share of related expenses.
POSSESSION: Possession at closing, subject to tenant's rights.
MINERAL RIGHTS: Buyer will receive all of Seller's interest.
2008 TAXES: Seller will pay all 2008 taxes and prior years. Buyer will be responsible for all 2009 taxes.

* Information reported from reliable sources, but not guaranteed.

**CALL
TODAY!**

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