



555 ACRES SPINKLER IRRIGATED LAND THOMAS COUNTY, KS

LEGAL DESCRIPTION

S/2 of 29-9-32 & S/2 of 30-9-32 LESS A TRACT, AND A TRACT IN THE NW/4 OF 30-9-32, THOMAS COUNTY, KANSAS

\$2,985/Acre

GENERAL INFORMATION

FSA Information:

Cropland Acres: 556.9 Acres
Total Base Acres: 555 Acres
Wheat Base / Yield: 164 / 37
Corn Base / Yield: 18 / 126
Grain Sorghum Base / Yield: 373 / 90

Crops: Tenant to retain crops. Cash lease with great rate of return for 2009.

Water Right Info: All existing water rights shall pass with the land to the buyer. For more information please contact listing agents or view our website.

Irrigation Equipment: Buyer to receive all the existing irrigation equipment located on the property.

Minerals: 1/2 of the seller's interest will go to the buyer.

Possession: Day of Closing

2007 Taxes: \$3,542.61

Driving Directions: 3 miles South and 1 1/4 miles East of Mingo, KS.

Other: Tenant is paying for all the pivot repairs and maintenance. Will be sold with tenant in place for 2009.



Residential-
(785) 462-6133



STOCK REALTY & AUCTION CO.
Land Brokers and Auctioneers



Cell-
(785) 626-2082

390 N. FRANKLIN, SUITE 100
COLBY, KS 67701
OFFICE: 785-460-SOLD (7653) FAX: 785-460-7658

MOLLY OLIVER, LISTING AGENT TERRY STOVER, LISTING AGENT
mollyo@stockrealityandauktion.com tstover@stockra.com



www.stockrealityandauktion.com

Information was obtained from sources deemed reliable, but Broker makes no guarantee as to accuracy. All prospective buyers urged to fully inspect property and rely on their own conclusions.