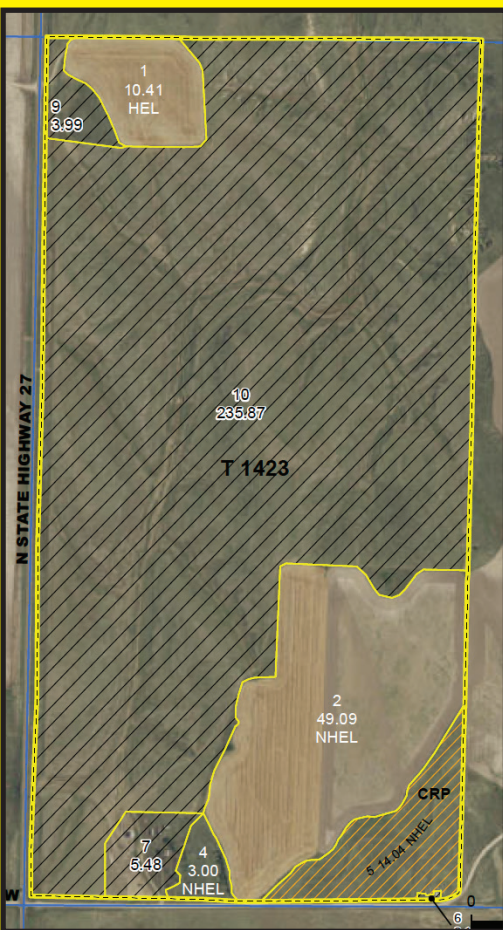


FOR SALE **Western** Auction & Real Estate, LLC

320 +/- ACRES CROPLAND, GRASS & CRP CHEYENNE CO., KANSAS

Legal	Deeded Acres	Cropland Acres	Grassland Acres	CRP Acres	Wheat Base Acres/Yield	2023 Taxes	Asking Price
CHEYENNE CO., KS							
W/2 9-2-41	320	59.5	248.34	14.04	28.50/53	\$732.12	\$385,000



CROPS: Acres planted to Wheat shall remain with the Tenant. The Seller's 1/3 share remains with the Seller 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.

CRP Information: Contract expires 9/30/2033 @ \$50.06, total \$703.00 annually

POSSESSION: Grassland, CRP and acres that are open, possession transfers at closing. Unless otherwise negotiated, acres planted to wheat, possession will transfer to Buyer after 2025 Wheat Harvest, no later than August 1, 2025.

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 buyer 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. All information herein is believed to be correct.

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