

1,320+/- ACRES ROOKS COUNTY CROPLAND & FARM MACHINERY

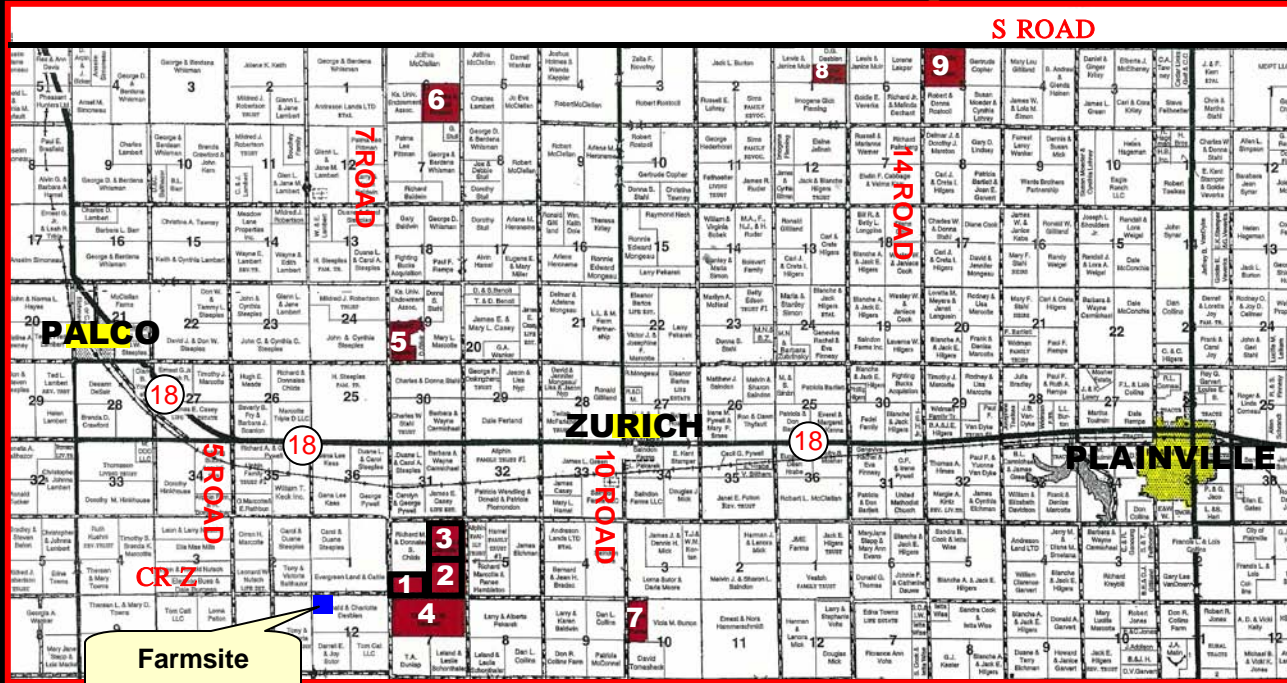
"Multi-Parcel"

LAND ABSOLUTE AUCTION

TUESDAY, MARCH 16, 2010 @ 10:30 AM, CDT

AUCTION LOCATION: KNIGHTS OF COLUMBUS HALL, PLAINVILLE, KS

SELLER: CHARLOTTE DESBIEN ESTATE



LAND LOCATION: This land is located in the Palco/Plainville area. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 9 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual tracts and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

Machinery will sell immediately following the land sale at the K of C Hall in Plainville.

TERMS: 10% down day of sale, with the balance to be paid on or before April 16, 2010, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

TRACTS	LEGAL DESCRIPTIONS	TOTAL ACRES	CROP LAND ACRES	GRASS ACRES	GROWING WHEAT ACRES	WHEAT BASE/DCP YLD	GRAIN SORGHUM BASE/DCP YIELD	2009 TAXES
1	S/2SW/4 of 6-10-19	80.0	73.1	6.94		22.4/30*	14.0/42*	Combined for \$1,315.98
2	SE/4 of 6-10-19	160.0	160.0		80.0±	45.4/30*	28.3/42*	
3	NE/4 of 6-10-19	160.0	160.0		60.0±	45.5/30*	28.4/42*	\$1,025.90
4	N/2 of 7-10-19	320.0	312.5	7.47	200.0±	90.9/30	56.6/42	
5	SW/4 of 19-9-19, less a tract	120.0	116.6	2.66	116.6	35.4/30	22.1/42	\$264.96
6	SE/4 of 6-9-19	160.0	158.6	1.43		46.5/30	29.0/42	\$387.08
7	W/2NW/4 of 10-10-19	80.0	69.3	10.70		No Base per FSA		\$199.82
8	S/2NE/4 of 1-9-19	80.0	78.7	1.30		No Base per FSA		\$139.98
9	NW/4 of 5-9-18	160.0	155.0	4.98		77.9/30		\$524.62
		1320.0	1283.8	35.5	456.6±	** Estimated by Rooks Co FSA		



MINERAL RIGHTS: Seller will reserve 100% of the existing mineral rights, except on Tracts 7 and 8 where all of the Seller's interest will transfer to the Buyer(s) at closing. Saltwater disposal well on Tract 9 will transfer with the surface rights to Buyer.

CLOSING: On or before April 16, 2010.

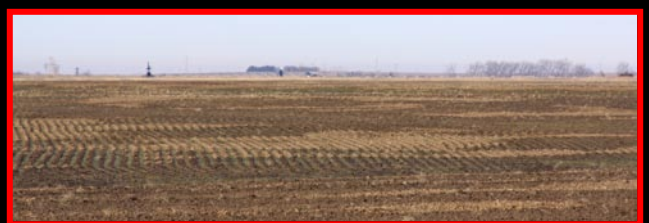
POSSESSION Date of closing, subject to any tenant's rights on the 2010 growing wheat crop.

CROPS: Buyer(s) will receive the landlord's 1/3rd share of the 2010 growing wheat on Tracts 2, 3, 4 & 5. See chart for planted wheat acres.

CROP INSURANCE: Buyer(s) will be responsible for payment of the landlord's 1/3rd share of any crop insurance premiums on the growing wheat, and receive any benefits therefrom.

FSA INFORMATION: Buyer(s) will receive the landlord's share of all FSA wheat payments associated with the 2010 crop year and 100% of all FSA feed grain payments, if any, associated with the 2010 crop year.

REAL ESTATE TAXES: Seller will pay taxes for 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer(s).



MACHINERY WILL SELL BY VIDEO IMMEDIATELY FOLLOWING THE LAND SALE AT THE K OF C HALL



FORD 976 TRACTOR

- '89 Ford 976, 4x4, 360HP, 12 spd, 4 remotes, 30.5x32 tires, 10,713 hrs
- '78 Ford F-600 tandem truck, 534 gas, aluminum 22'x60" B&H, seed wheat auger, truck needs repair
- FK 7x16 blade plow, new blades, Quinstar pickers
- Sunflower 38' 4 section disc, needs blades
- IH 7100 3x14'x12" hoe drills w/transport
- Krause 30' chisel w/Quinstar treaders, 2 detached sections
- White 8 bottom w/18" lathes land plow
- FK 48' NH3 knife applicator, need new hoses
- 3pt 9' mower
- Crustbuster 28' disc
- 1,500 gal fuel tank w/110v pump



'78 FORD W/22'X60" B&H



FK 7X6 BLADE PLOW



30' KRAUSE CHISEL



IH 7100 HOE DRILL



SUNFLOWER 38' DISC

To view equipment, call Don Desbien at 785-737-4580

www.farmandranchrealty.com

ADDITIONAL INFO ON BACK

AUCTIONEER'S NOTE: The heirs of the Charlotte Desbien Estate have decided to sell this land at ABSOLUTE PUBLIC AUCTION on March 16, 2010. The land is in a VERY PRODUCTIVE AREA of Rooks County, Kansas. Buyers will get IMMEDIATE POSSESSION, except for that land in growing wheat. This land is in an area of successful tenants and good yields.

The equipment will be sold by video immediately following the land sale at the K of C Hall in Plainville. To view the equipment prior to the auction, visit our website @ www.farmandranchrealty.com OR call Don Desbien at 785-737-4580. The equipment is on display at the Don Desbien farm located 1 mile West of Tract 4 on County Road Z OR from Palco go East on Hwy 18 to 5 Road, 2 miles South to County Road Z and 1 mile East to the farmsite.

FARM & RANCH REALTY, INC.

Scotty Legere, Agent - 785-650-9970

1420 W. 4th • Colby, KS 67701

TOLL FREE 1-800-247-7863

DONALD L. HAZLETT

BROKER/AUCTIONEER



"When you list with Farm & Ranch, it's as good as SOLD!"