

160 +/- ACRES CROPLAND & FARMSTEAD, DECATUR COUNTY, KS



LAND AUCTION

TUESDAY, FEBRUARY 1, 2011 @10:30 AM, CST

AUCTION LOCATION: AT THE FARMSTEAD – 8 MILES SOUTH, 4 MILES EAST AND ¼ MILE SOUTH OF OBERLIN, KS

SELLER: GAUMER, INC.

LEGAL DESCRIPTIONS:

TRACT 1 : 7.0 ACRES W/IMPROVEMENTS IN NE/4 OF 16-4-28

TRACT 2: 153.0± CROPLAND ACRES IN NE/4 OF 16-4-28

LOCATION: From the intersection of Hwys 36 and 83 in Oberlin, Kansas on Hwy 83, go 8 miles South to K Lane, and 3½ miles East to the NW corner of the property. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 2 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on both tracts and combination of the tracts during the auction as determined by the auction company. Bids on both tracts and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before March 1, 2011, 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. Bids are subject to Seller confirmation. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer(s) at closing.

CROPS: All planted to wheat, and Buyer will receive 100% of the 2011 growing wheat crop.

CROP INSURANCE: There is RP crop insurance at the 70% level in effect on the 2011 wheat crop through Fredrickson Insurance Agency in Oberlin. Buyer will pay the premium at closing and receive the benefits therefrom.

FSA INFORMATION:

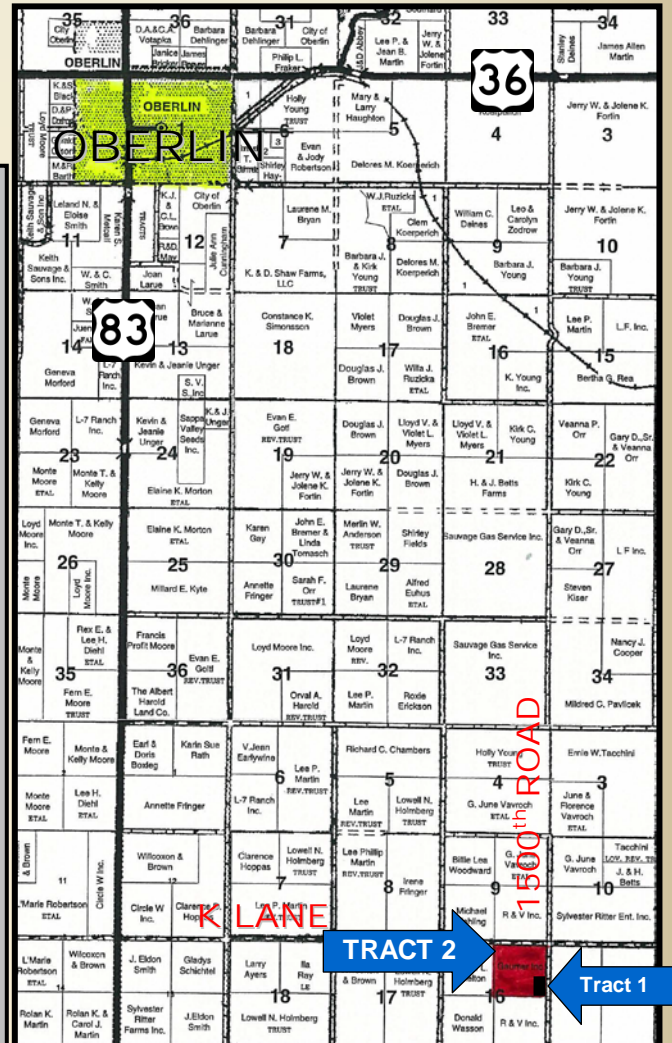
TRACTS	AUCTION ACRES	CROP LAND ACRES	GRASS ACRES	WHEAT BASE/YLD	OATS BASE/YLD	GRAIN SORGHUM BASE/YLD	2010 TAXES
1	7.0		7.00				Taxes are combined for \$2,554.98
2	153.0	153.00		7.6/36	9.2/34	31.8/46	
	160.00	153.00	7.00	Taxes will be split by Decatur Co Treasurer in the manner the property sells at the auction.			

Buyer will receive 100% of all FSA payments associated with the 2011 crop year.

CLOSING: Closing will be on or before March 1, 2011.

POSSESSION: Date of closing

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be prorated to the date of closing



INTERNET BIDDING AVAILABLE
Register by January 28th to bid online.
Call for details.

TRACT 1: 7 ACRES & IMPROVEMENTS

This could be a great farm headquarters or addition to your current operation.



60'x75' BUTLER SHOP BUILDING
opener, 14'x24' OH door, 16'x30' sliding door, walk-in door, ½ concrete floor, propane heater, electricity



40'x75' BUTLER BUILDING
20' door, asphalt milling floor, electricity

- Modern home with attached single car garage w/wash sink for convenient clean up.
- 4 Bedrooms
- 3 Baths
- Partial basement
- Outside entrance for home office
- Landscaping with drip water system
- Well established windbreak

For a Virtual Tour Visit
www.farmandranchrealty.com

TRACT 2: 153+/- CROPLAND ACRES



GOOD CROPLAND

- 2011 FSA payments to Buyer
- Immediate Possession

SEE AERIAL & ADDITIONAL INFORMATION ON BACK

AUCTIONEER'S NOTE: Jim & Judy Gaumer have decided to sell their home and shop building along with the quarter section of land that it sits on. This would make an excellent headquarters for a neighboring operation or could even be converted to a "hunting lodge" with a great number of possibilities. We will offer the house and approximately 7 acres of land as TRACT 1, then the balance of the quarter section as TRACT 2 with Buyer(s) having the opportunity to buy Tract 1 & Tract 2 as a combination.

Tract 1 is in a immaculate setting with a great windbreak, shop & house is in "Like New" condition. **OPEN HOUSE on Sunday, January 23, 2011 from 1:00 to 4:00PM**

FARM & RANCH REALTY, INC.

MIKE BAILEY, Listing Agent
(785-678-8082)

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TOLL FREE – 1-800-247-7863

DONALD L. HAZLETT
BROKER/AUCTIONEER



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