



FARM & RANCH REALTY, INC.
 PO Box 947
 Colby, Kansas 67701

LAND AUCTION

PRSRT STD
 US POSTAGE
PAID
 COLBY KS
 PERMIT NO 141

FARM AND RANCH REALTY, INC.						
~ February 2011 ~						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	Notes:				

800 ACRES CRP & GRASS
WICHITA & WALLACE COUNTIES, KS
CHEYENNE COUNTY, COLORADO

Please Post

TRACTS	LEGAL DESCRIPTIONS	AUCTION ACRES	GRASS ACRES	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	2010 TAXES
WICHITA COUNTY						
1	NE/4 of 6-17-37	160.0		158.3	\$39.00/\$6,174/9-30-2014	\$409.16
WALLACE COUNTY						
2	SE/4 of 32-14-38	160.0		155.0	\$39.40/\$6,107/9-30-2014	Combined for \$859.74
3	N/2 of 32-14-38	320.0	145.5	179.5	\$39.40/\$7,072/9-30-2014	
CHEYENNE COUNTY, CO						
4	NW/4 of 2-13-46	160.0		160.8	\$22.50/\$3,618/9-30-2011	\$107.68
		800.0	145.5	653.6		

EVIDENCE OF TITLE: Sellers will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) and one-half by the Sellers. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale. Sale is subject to Sellers' confirmation.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to oil and gas leases of record, if any.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the Exclusive Agents of the Sellers.

