

# 640 ACRES CROPLAND & CRP

**"MULTI-PARCEL"**

# LAND ABSOLUTE AUCTION

## CHEYENNE & SHERMAN COUNTIES, KS

SELLER: THE FULLER FOUNDATION, TRUSTEE

**THURSDAY, MARCH 3, 2011 @ 10:30 AM, CST**  
**Auction Location: LEGION HALL, BIRD CITY, KS**

**LEGAL DESCRIPTIONS:**

- TRACT 1: SW/4 of 22-3-37 – Cheyenne County
- TRACT 2: SW/4 of 2-4-38 – Cheyenne County
- TRACT 3: SE/4 of 12-4-39 – Cheyenne County
- TRACT 4: NE/4 of 1-6-38 – Sherman County

**LOCATION:** See Map. **SIGNS ARE POSTED!!!**

**MANNER OF SALE:** This real estate will be offered as a "MULTI-PARCEL" auction in 4 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on tracts, tract combinations, 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 April 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. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

**MINERAL RIGHTS:** Minerals are believed to be 100% intact. All of the Seller's interest will transfer to the Buyer(s) at closing.

**CROPS:** Buyer(s) will receive the landlord's 1/3<sup>rd</sup> share of the 2011 growing wheat crop, and Buyer(s) will pay for 1/3<sup>rd</sup> of the top dress and Banvil applied to the growing wheat. Buyer(s) will reimburse the tenant for 2 spraying operations on the summer fallow acres. See chart for planted wheat acres on each tract.

**CROP INSURANCE:** There is RP crop insurance in effect on the 2011 growing wheat crop at the 65% level. Seller agrees to transfer the landlord's 1/3<sup>rd</sup> share of the rights of indemnity to the Buyer(s) at closing with Buyer(s) agreeing to pay the landlord's 1/3<sup>rd</sup> share of the premiums at closing, and receive any benefits therefrom.

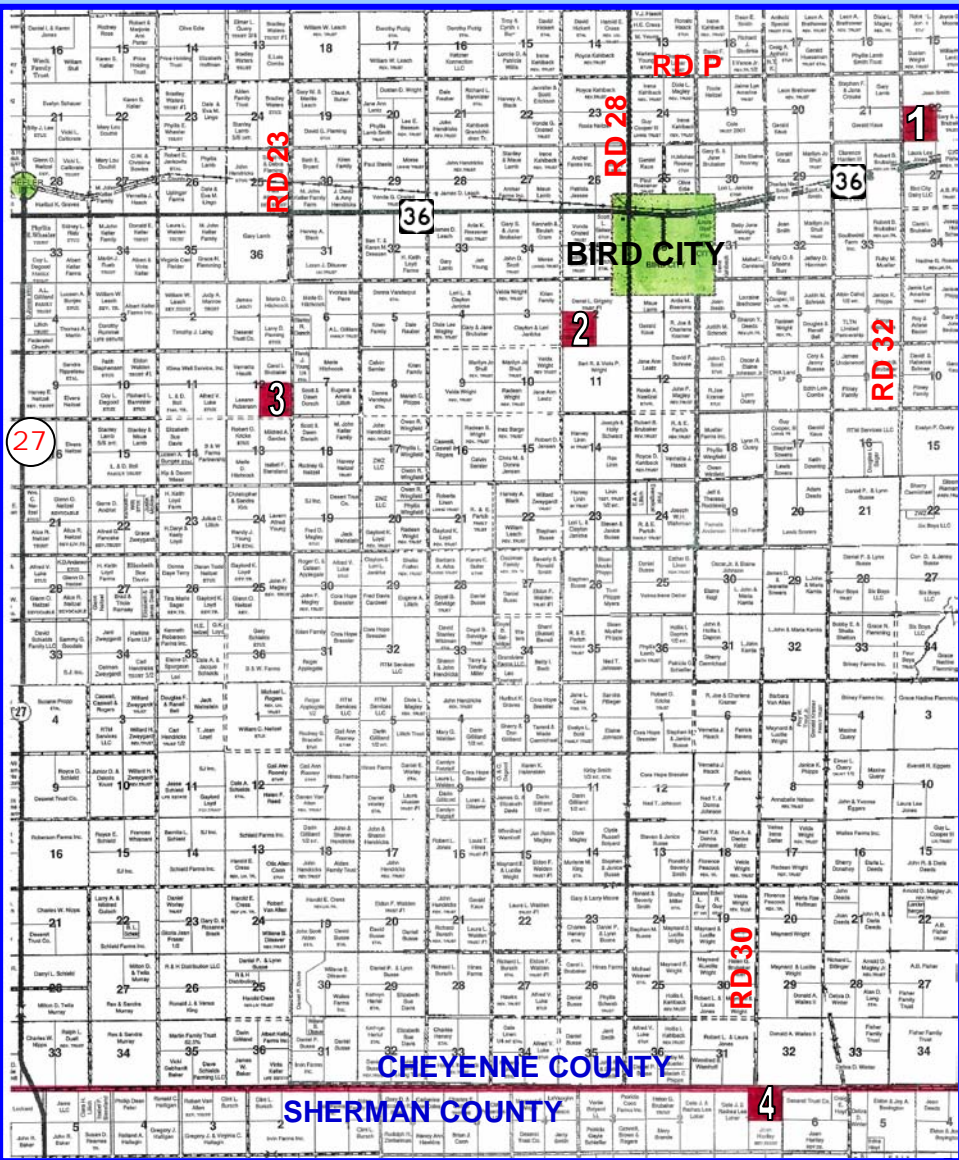
**FSA INFORMATION:** Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA wheat payments associated with the 2011 crop year, and 100% of all FSA feed grain payments associated with the 2011 crop year.

**CRP INFORMATION:** Buyer of Tract 4 will receive the landlord's 50% share of the 2011 CRP payment which will accrue from October 1, 2010, through September 30, 2011. See chart for CRP acres, expiration date and payment amount.

**CLOSING:** Date of closing will be on or before April 1, 2011.

**POSSESSION:** Date of closing, subject to the tenant's rights on the 2011 growing wheat crop.

**REAL ESTATE TAXES:** Seller has paid taxes for 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer(s). See chart for 2010 tax amounts.



**SEE BACK FOR ADDITIONAL INFORMATION**

For a virtual tour visit  
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TRACT	LEGALS	AUCTION ACRES	CROP LAND ACRES	PLANTED WHEAT ACRES	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	WHEAT BASE/YLD	GRAIN SORGHUM BASE/YLD	BARLEY BASE/YLD	SUNFLOWER BASE/YLD	2010 TAXES
<b>CHEYENNE CO</b>											
1	SW/4 of 22-3-37	160.0	160.2	80.0			84.1/43	3.4/46	16.0/40	0.4/804	\$ 465.83
2	SW/4 of 2-4-38	160.0	160.6	160.6			84.8/43	3.4/46	16.2/40	0.5/804	\$ 454.58
3	SE/4 of 12-4-39	160.0	155.0	78.0			83.8/43	3.4/46	16.0/40	0.5/804	\$ 436.02
<b>SHERMAN CO</b>											
4	NE/4 of 1-6-38	145.0	95.6		46.5	Seller's 50% \$27/\$628/9-30-11	77.2/43	3.1/46	14.7/40		\$ 142.56
			571.4	318.6							

**AUCTIONEER'S NOTE:** The 3 quarters described as Tracts 1, 2 & 3 are as nice as land gets in the Bird City area. This land has been in the Greenhalgh family since 1909 when the family of the tenant broke it out of sod.

The wheat looks good and is subject to the tenancy of Gary Brubaker of Bird City. He would like to continue farming the land should you need a good tenant.

Tract 4 adjoins the Sherman-Cheyenne County line with 95.6 acres in good cropland and 46.5 acres in CRP.

**IF YOU ARE LOOKING FOR AN INVESTMENT IN GOOD LAND, DON'T MISS THE AUCTION ON MARCH 3<sup>RD</sup>!**

**FARM & RANCH REALTY, INC.**  
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