



FARM & RANCH REALTY, INC.
 PO BOX 947
 COLBY, KS 67701

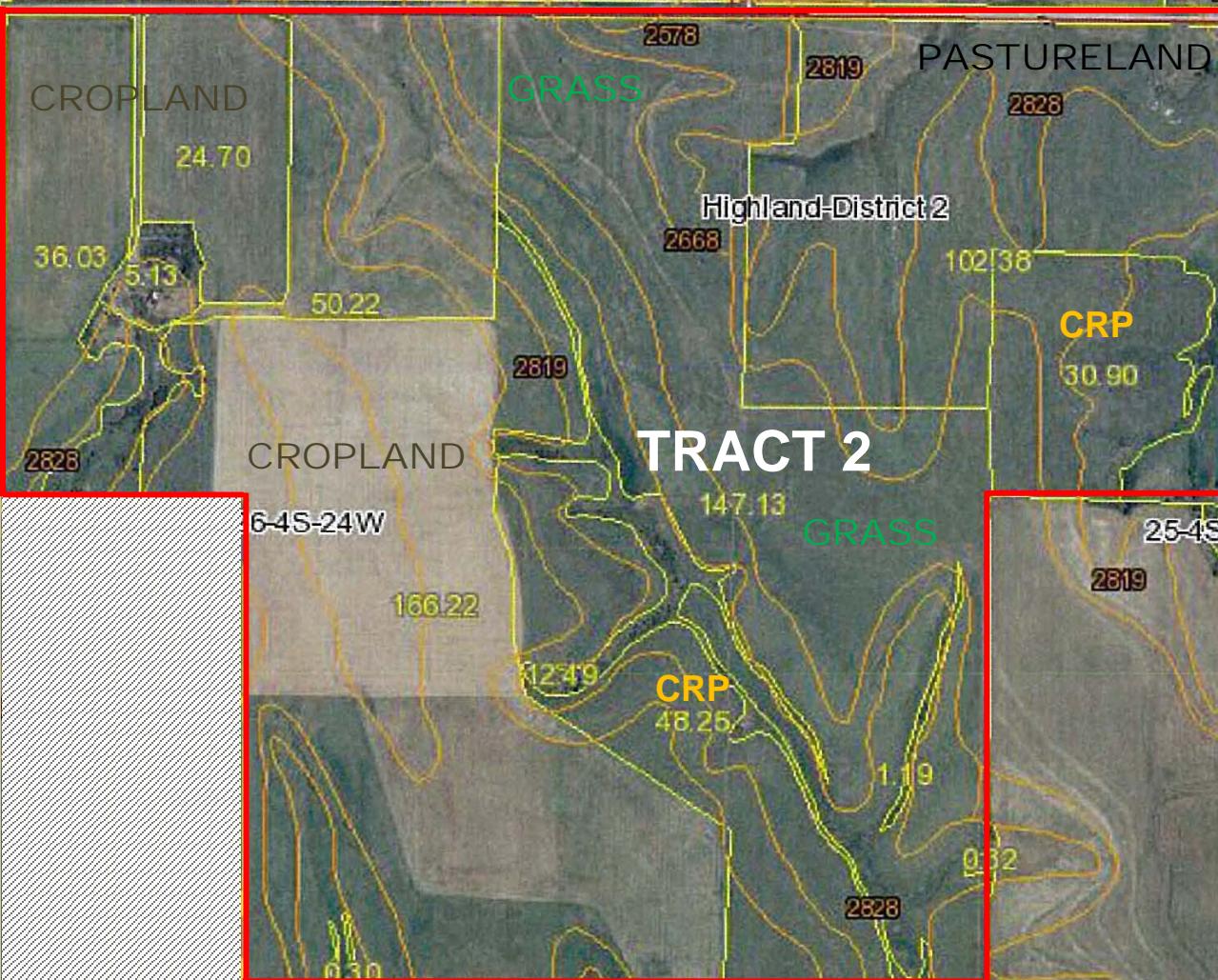
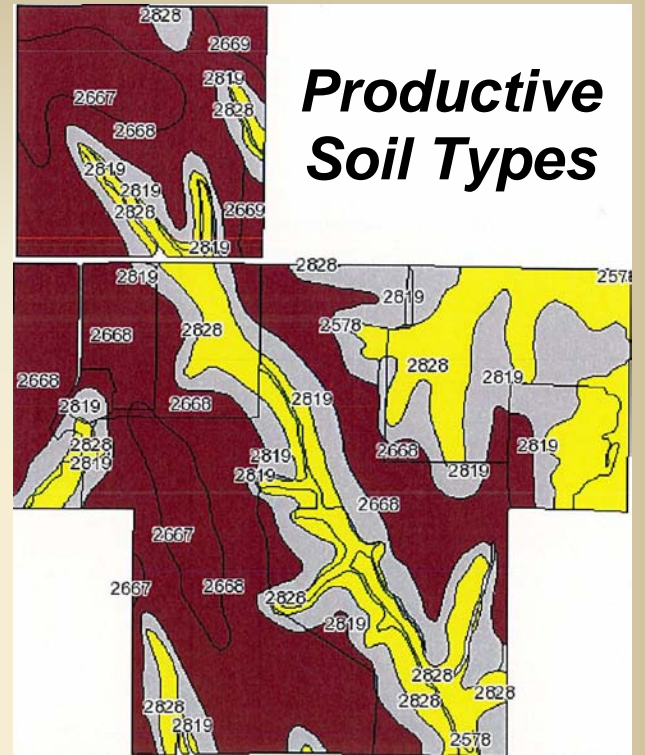
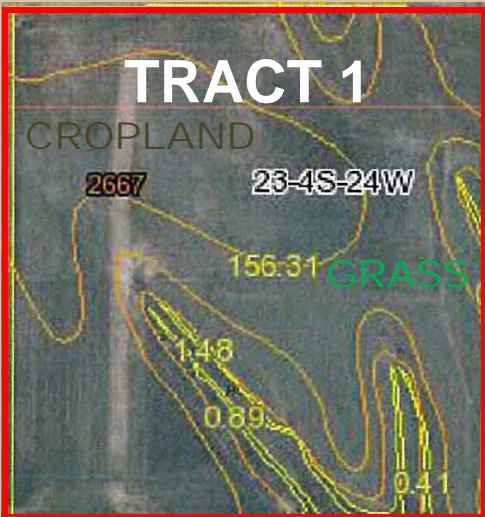
LAND AUCTION

~ FARM & RANCH REALTY, INC.						
March 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	29	30	31	Notes:	

**800 ACRES CROPLAND & GRASS
 NORTON COUNTY, KANSAS**

Please Post

www.farmandranchrealty.com



LEGEND

- Ho - Holdrege silt loam, 0 - 1% slopes
- Hp - Holdrege silt loam, 1 - 3% slopes
- Hr - Holdrege silt loam, 1-3% slopes, eroded
- Ub - Uly silt loam, 6 - 11% slopes
- Up - Uly-Penden, 6 - 20% slopes
- Co - Coly & Uly silt loams, 6 to 10% slopes

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & 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. Statements, while not guaranteed, are from reliable sources.

ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of contracts will be available from the auction company prior to the sale.

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 1/2 by the Buyer(s) and 1/2 by the Sellers. Title evidence will be provided on sale day.

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*.