

# 800 ACRES CROPLAND & GRASS

**"Multi-Parcel"**

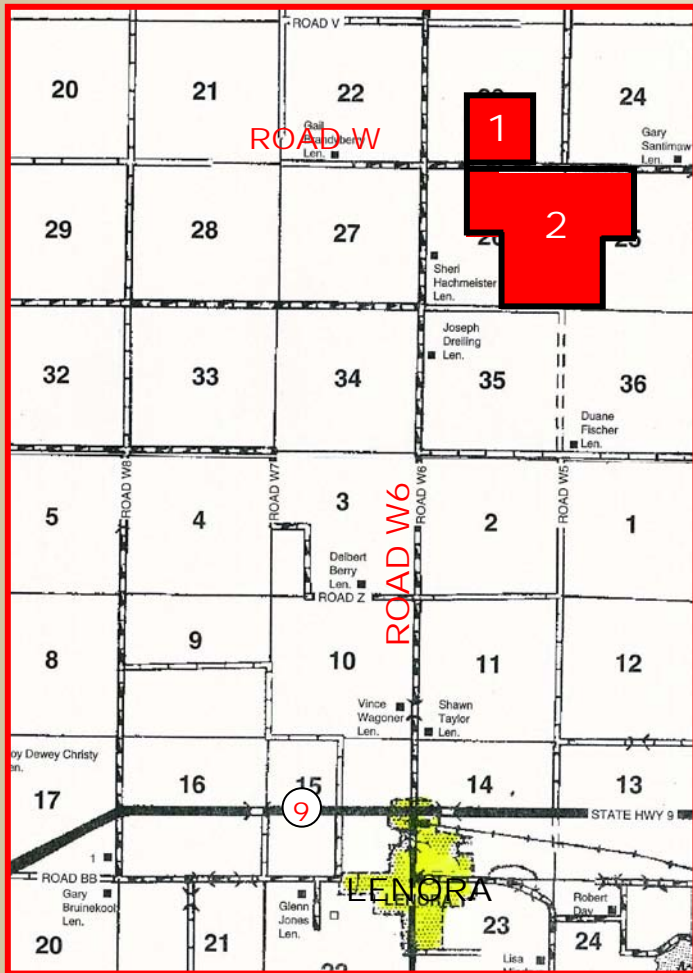
# ABSOLUTE LAND AUCTION

**TUESDAY, MARCH 29, 2011 @ 10:30 AM, CDT NORTON COUNTY, KS**

**AUCTION LOCATION:**  
**St. Francis Parish Hall - Norton, Kansas**

**SELLERS: SNYDER & MCROBERTS**

**LEGAL DESCRIPTIONS:**  
 TRACT 1: E/2SW/4 & W/2SE/4 of 23-4-24  
 TRACT 2: NW/4 & W/2SW/4 OF 25-4-24, AND E/2 & E/2NW/4 OF 26-4-24



**LAND LOCATION:** From the intersection of Hwy 9 and Road W6 in Lenora, Kansas, go 4½ miles North to Road W, then ¼ mile East. **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. Bids on individual tracts, and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

**TERMS:** Buyer(s) will pay 10% down day of sale, with the balance to be paid on or before April 27, 2011, or upon such terms as may be acceptable to the Sellers. 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:** Sellers will reserve an undivided one-half (1/2) interest in and to the mineral rights for a term of 25 years, with said reservation to be non-participating in lease monies, bonuses and delay rentals, but fully participating in royalties.

**CLOSING:** On or before April 27, 2011.

**POSSESSION:** Date of closing.

**CROPS:** There are no growing crops.

**FSA INFORMATION:** Buyer(s) will receive 100% of all FSA payments associated with the 2011 crop year. Cropland and base acres will be split by FSA in the manner the land sells at the auction.

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

**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.

**INTERNET BIDDING AVAILABLE — Register by March 22<sup>nd</sup>. Call for details.**

TRACT	AUCTION ACRES	FARM LAND	CROP LAND	EFFECTIVE CROP LAND	GRASS ACRES	CRP ACRES	CRP INFORMATION PER AC/ ANN PMT/EXP	*WHEAT BASE/ DCP YLD	*GRAIN SORGHUM BASE/DCP YIELD	2010 TAXES
1	160.0	785.0	609.5	530.3	175.5+			252.4/26	233.7/40	TBD as sells
2	640.0					79.2	\$34.16/\$2,705/2015			
	<b>800.0</b>									



For a virtual tour visit [www.farmandranchrealty.com](http://www.farmandranchrealty.com)

**SEE AERIAL PHOTOS & ADDITIONAL INFORMATION ON BACK**

**AUCTIONEER'S NOTE:** This 800 acre farm is located 10 miles South and 5 miles West of Norton, Kansas, or 4 ½ miles North and 1/4<sup>th</sup> mile East of Lenora, Kansas. It has some good cropland that has been partially planted to and maintained as grassland for many years. There are 79.2 ACRES IN CRP THROUGH 2015 – being in two separate tracts of 48.2 and 31.0 acres respectively. APPROXIMATELY 350 ACRES ARE CURRENTLY BEING FARMED AND ARE NOW OPEN AND READY FOR SPRING PLANTING. Of the 530.3 acres of effective cropland acres, the balance of 180 ACRES ARE IN GRASSLAND that was cut for grass hay in 2010. The water system is nearly new with two submersible pumps, hydrants and water tanks.

FOR FURTHER DETAILS, CALL LISTING AGENT, J.D. HININGER, AT 785-567-8019! See you at the sale!!!

**FARM & RANCH REALTY, INC.**

J.D. HININGER, Listing Agent  
 785-567-8019 (Cell)  
 1420 W. 4<sup>th</sup> • 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!"