



FARM & RANCH REALTY, INC.

PO Box 947

Colby, Kansas 67701

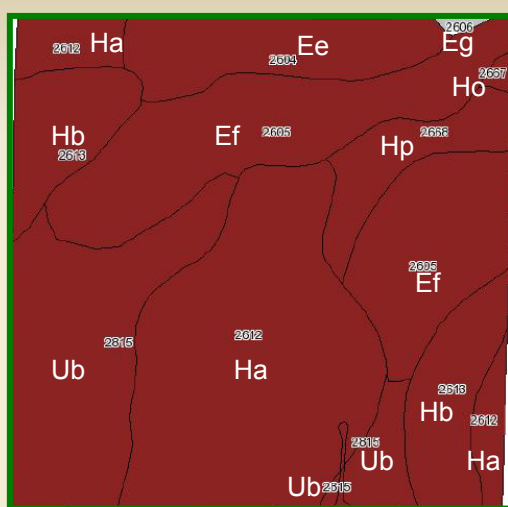
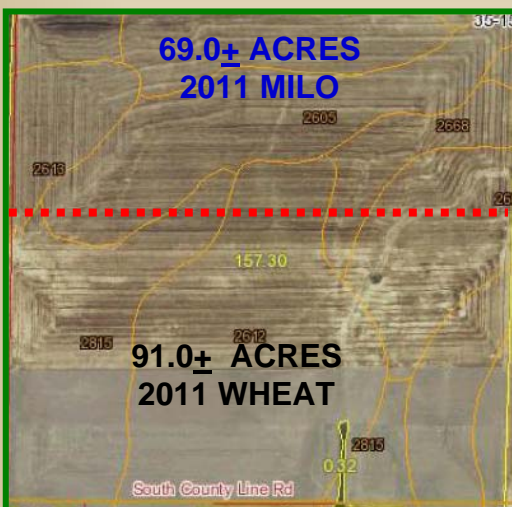
LAND AUCTION

~ FARM AND 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:	

**240 ACRES CROPLAND PLUS
240 ACRES MINERAL RIGHTS
ELLIS & RUSH COUNTIES, KS**

Please Post

TRACT 1



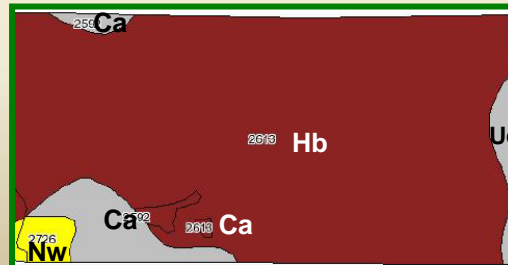
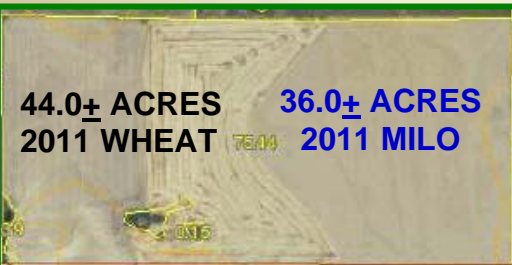
SOILS LEGEND

- Ha – Harney silt loam, 0 to 1% slopes
- Ef – Eltree silt loam, 1 to 3% slopes
- Ub – Ulysses silt loam, 1 to 3% slopes
- Hb – Harney silt loam, 1 to 3% slopes
- Ee – Eltree silt loam, 0 to 1% slopes
- Hp – Holdrege silt loam, 1 to 3% slopes
- Ho – Holdrege silt loam, 0 to 1% slopes
- Eg – Eltree silt loam, 3 to 7% slopes
- Ca – Corinth silty loam, 3 to 7% slopes
- Uc – Uly silt loam, 3 to 6% slopes
- Nw – Nibson-Wakeen silt loams, 3 to 20% slopes

TRACT 1



TRACT 3



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 or county appraiser acres.

ACCEPTANCE OF BIDS: The successful bidders 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.

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

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers nor 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 any oil and gas leases of record, if any.

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