



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

LAND AUCTION

~ Farm & Ranch Realty, Inc. ~

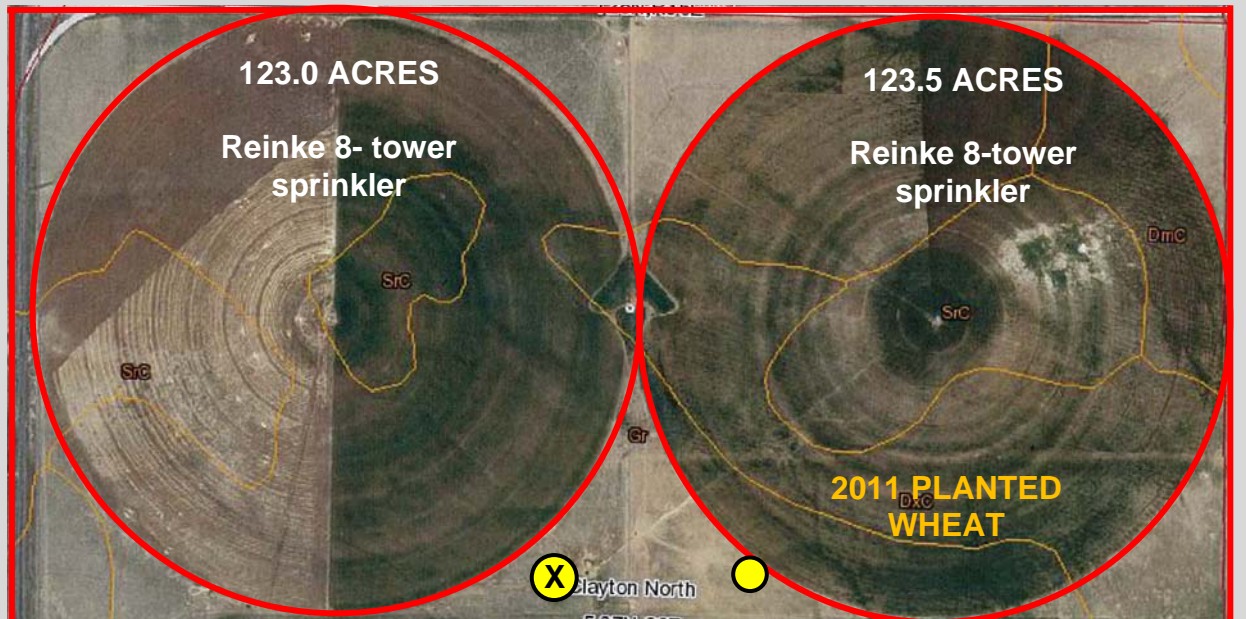
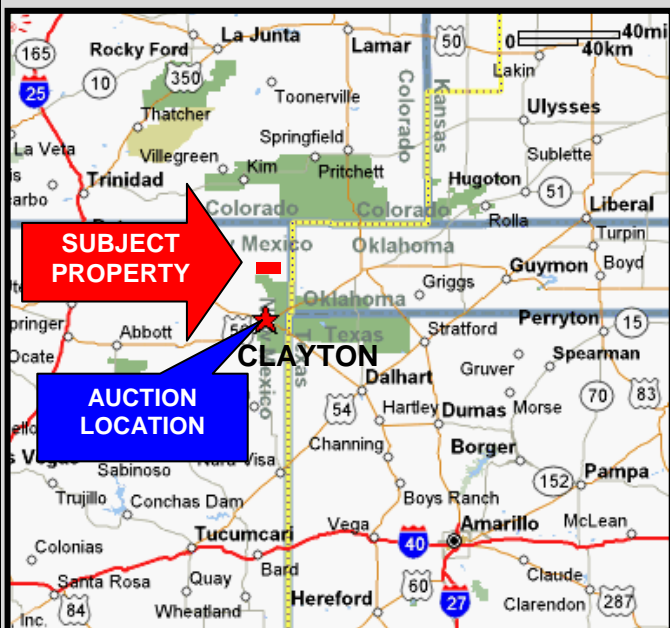
◀ April May 2011 ~ ▶

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:			

**327+/- ACRES
IRRIGATED
CROPLAND
CLAYTON, NM**

Please Post

VISIT OUR WEBSITE AT www.farmandranchrealty.com



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

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a New Mexico real estate commission approved real estate purchase contract. Copies of the contract will be available from the auction company prior to the sale.

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: The 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., or Cruikshank Realty, Inc., their 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.

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