



FARM & RANCH REALTY, INC.
 PO Box 947
 Colby, Kansas 67701

LAND AUCTION

Farm & Ranch Realty, Inc. ~ June 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	Notes:	

ELLIS COUNTY, KANSAS

160 ACRES CROPLAND & GRASS PLUS ROYALTY INCOME

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 PERMIT NO 141



SOILS LEGEND

- Wh – Wakeen silt loam, 3 to 7% slopes
- Rf – Roxbury silt loam, frequently flooded
- Hh – Harney- Wakeen silt loams, 0 to 1% slopes
- Hk – Harney- Wakeen silt loams, 1 to 3% slopes
- Rb – Roxbury silt loam

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 bidder 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: Seller will provide title insurance on the real estate 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 Seller. 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 Seller 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 Seller.