

REAL ESTATE, FARM MACHINERY & ANTIQUES

CHEYENNE COUNTY, KANSAS

**SELLERS:
PAUL & EDNA
ROESENER**

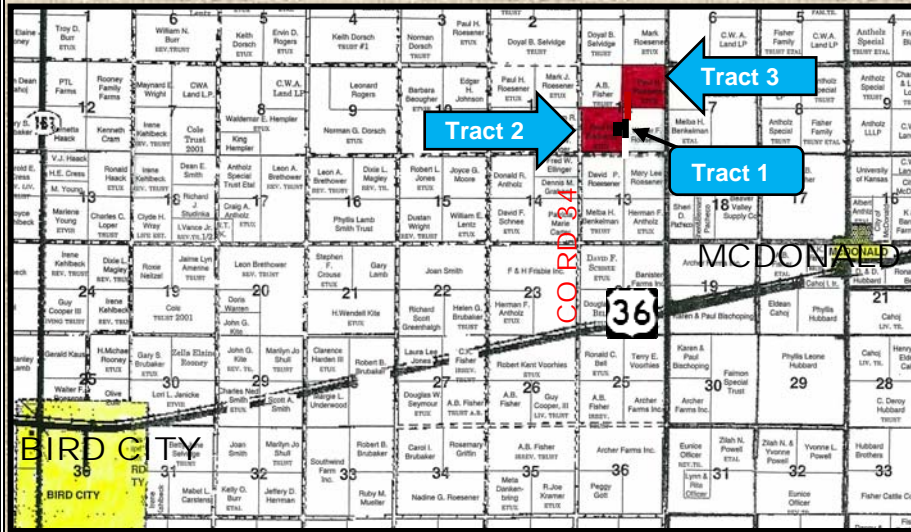
"Multi-Parcel"

AUCTION

ABSOLUTE

JULY 19, 2011 @ 10:30 AM, CDT

AUCTION LOCATION: FARMSITE NW OF MCDONALD, KS



LAND & IMPROVEMENTS WILL SELL AT 10:30 AM, CDT

MACHINERY, HOUSEHOLD ITEMS & ANTIQUES WILL SELL IMMEDIATELY FOLLOWING SALE OF THE LAND

LAND LOCATION: From McDonald, KS on Hwy 36 go 3 miles West to County Road 34, then 2 miles North to the SW corner of Tract 1. **SIGNS ARE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 3 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combination of tracts during the auction as determined by the auction company. Bids on tracts, tract combination, and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before August 19, 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: All of the Seller's interest will transfer to the Buyer(s) at closing.

CROPS: Buyer(s) will receive the landlord's share of the 2011 crops.

FSA INFORMATION: Buyer(s) will receive the landlord's share of the FSA feed grain payments associated with the 2011 crop year, and of the FSA wheat payments associated with the 2012 crop year.

CLOSING: Closing on or before August 19, 2011.

POSSESSION: Tract 1: Date of closing
Tract 2: Date of closing on the open ground and after corn harvest on the planted corn acres.

Tract 3: After corn harvest on the planted corn acres and after the 2012 wheat harvest on the acres to be planted to wheat this Fall.

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

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 one-half by the Buyer(s) and one-half by the Sellers.

ACCEPTANCE OF BIDS: The successful Buyer(s) will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contracts 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 or county appraiser acres.

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 oil and gas leases of record.

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

TR	LEGAL DESCRIPTIONS	TOTAL ACRES	CROP LAND ACRES	WHEAT BASE/DCP YLD	GR SORG BASE/DCP YLD	2010 TAXES
1	Improvements in SW/4 of 12-3-37	7.0				Tracts 1 & 2 combined \$1,657.56
2	SW/4 of 12-3-37	150.0	149.3	73.8/35	24.5/45	
3	NE/4 of 12-3-37	160.0	159.3	76.8/35	25.4/45	\$459.89
		317.0	308.6			

OPEN HOUSE DATES:

July 2nd 11am - 2pm & July 18th 3 - 6pm

TRACT 1 - IMPROVEMENTS

2,400 sq ft 1½ story home built in 1935 in excellent condition. Original hard wood floors, 4 bedrooms, (3 up, 1 down), 1 bath, & full unfinished basement. Natural gas heat, (hot water boiler needs repaired or replaced), & water well. This tract also includes a 2-car garage, 38'x74' quonset, barn w/hay loft & other supporting outbuildings. Property is selling "AS-IS", "WHERE-IS" with no warranties, either expressed or implied.

For a virtual tour visit www.farmandranchrealty.com

SOIL TYPE LEGEND:
Ku - Kuma silt loam - 0-1% slopes
Ka - Keith silt loam - 0-1% slopes

INTERNET BIDDING AVAILABLE - Register by July 8th. Call for details.

SEE BACK FOR MORE INFO



FARM MACHINERY & EQUIPMENT TO SELL FOLLOWING THE LAND

FORD TW-35

FERGUSON 35

MM GB, 403C-4

'55 CHEVY 6400

BJM GRAIN CART

'99 CONTINENTAL 6'x10' CARGO TRAILER

AUCTIONEER'S NOTE: The Roesener family moved to the McDonald-Bird City area from Nebraska in 1914 and settled on this farm. They have had a successful farming operation since that time. They are good stewards of the soil and built the home in 1935.

We will offer the farm in 3 tracts and combos to suit the Buyer. The Buyer will get possession of the open land and improvements on the date of closing, except on Tract 3 where the tenant will plant the Fall wheat and deliver the landlord's share to the Buyer in 2012.

Contact Ed Currier, listing agent, at 785-443-0099 for an appointment to tour this property. **Be sure & attend an open house on July 2nd or July 18th!!**

FARM & RANCH REALTY, INC.



ED CURRIER, Listing Agent

(Cell Phone: 785-443-0099)

1420 W. 4th • 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"

