

240 ACRES CRP GOVE COUNTY, KANSAS

LAND ABSOLUTE AUCTION

FRIDAY, JULY 22, 2011 @ 10:30 AM, CDT

AUCTION LOCATION: COMMUNITY ROOM IN COURTHOUSE BASEMENT, OAKLEY, KS

SELLERS: BRUCE AND KATHLEEN ELSEY

LEGAL DESCRIPTION: NW/4 AND N/2SW/4 OF 19-15-31

LAND LOCATION: From the intersection of Hwys 40 and 83 in Oakley, Kansas, go 26 miles South to Dakota Road, 1½ miles East to CR 450, 1 mile North to CR E, 2 miles East to CR 12, 1 mile South, then ½ mile West to the NE corner of the property. **SIGNS WILL BE POSTED!!**

MANNER OF SALE: This real estate will be offered in 1 tract only. 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 23, 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.**

CRP INFORMATION: There are 207.9 acres currently enrolled in the CRP program through 9/30/2021 at \$43.54 per acre for a total annual payment of \$9,052.

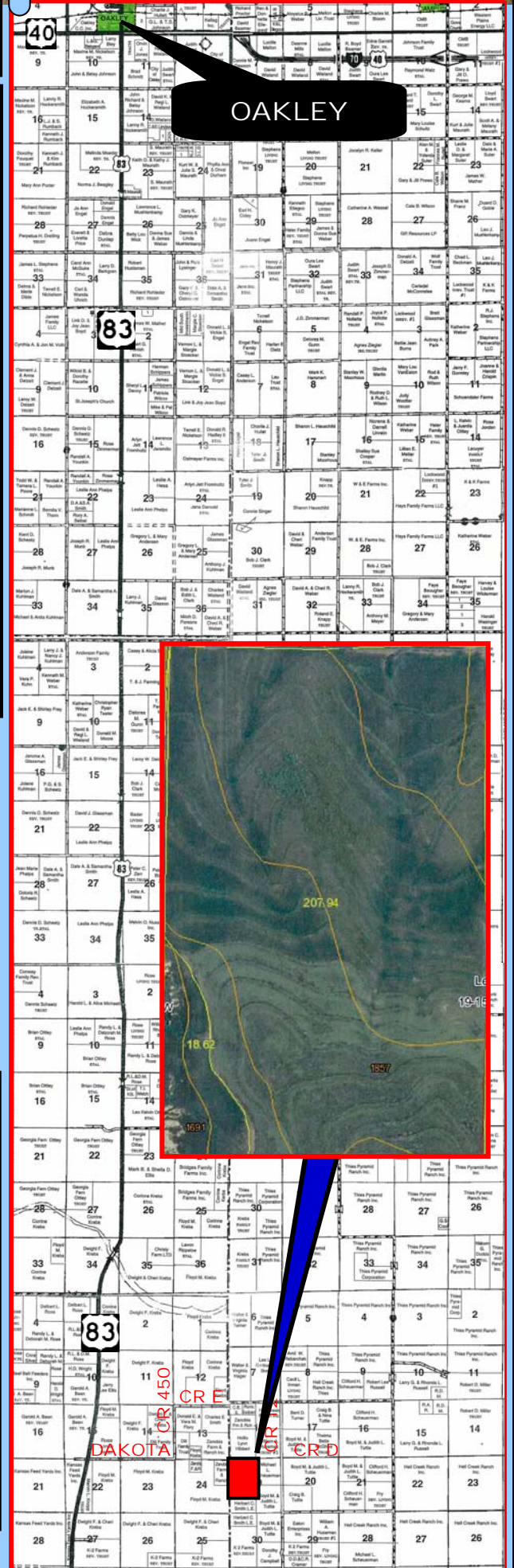
Buyer will receive 100% of the 2011 CRP payment which will be due and payable on or about October 1, 2011, and which will accrue from October 1, 2010 through September 30, 2011.

CLOSING: Date of closing will be on or before August 23, 2011.

POSSESSION: Date of closing.

MINERAL RIGHTS: Sellers will retain 100% of the mineral rights perpetually.

REAL ESTATE TAXES: Sellers will pay taxes for all of 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer. (2010 taxes - \$401.58)



INTERNET BIDDING AVAILABLE – Register by July 12TH. Call for details.



ACCEPTANCE OF BIDS: The successful bidder will be required to enter into 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 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.

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 same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Sellers or 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.

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

For a virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

STEVE HAZLETT, Listing Agent (785-443-3110)

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DONALD L. HAZLETT

BROKER/AUCTIONEER



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AUCTIONEER'S NOTE: This farm is located 26 miles South of Oakley OR 17 miles North of Scott City near the Gove/Logan County Line.

The cropland is enrolled into the Conservation Reserve Program thru 2021 at \$43.54 per acre! This land is great for a long term investment with an income stream of \$9,052 thru 2021. This is a good area for pheasant and deer hunting.

Follow the map from US Hwy 83 to the property, signs are posted for your convenience. Call Steve Hazlett at 785-443-3110 for more details.

SEE YOU AT THE AUCTION!