

500+/- ACRES CROPLAND & CRP W/GAS PRODUCTION - GREELEY COUNTY, KS

LAND ABSOLUTE AUCTION

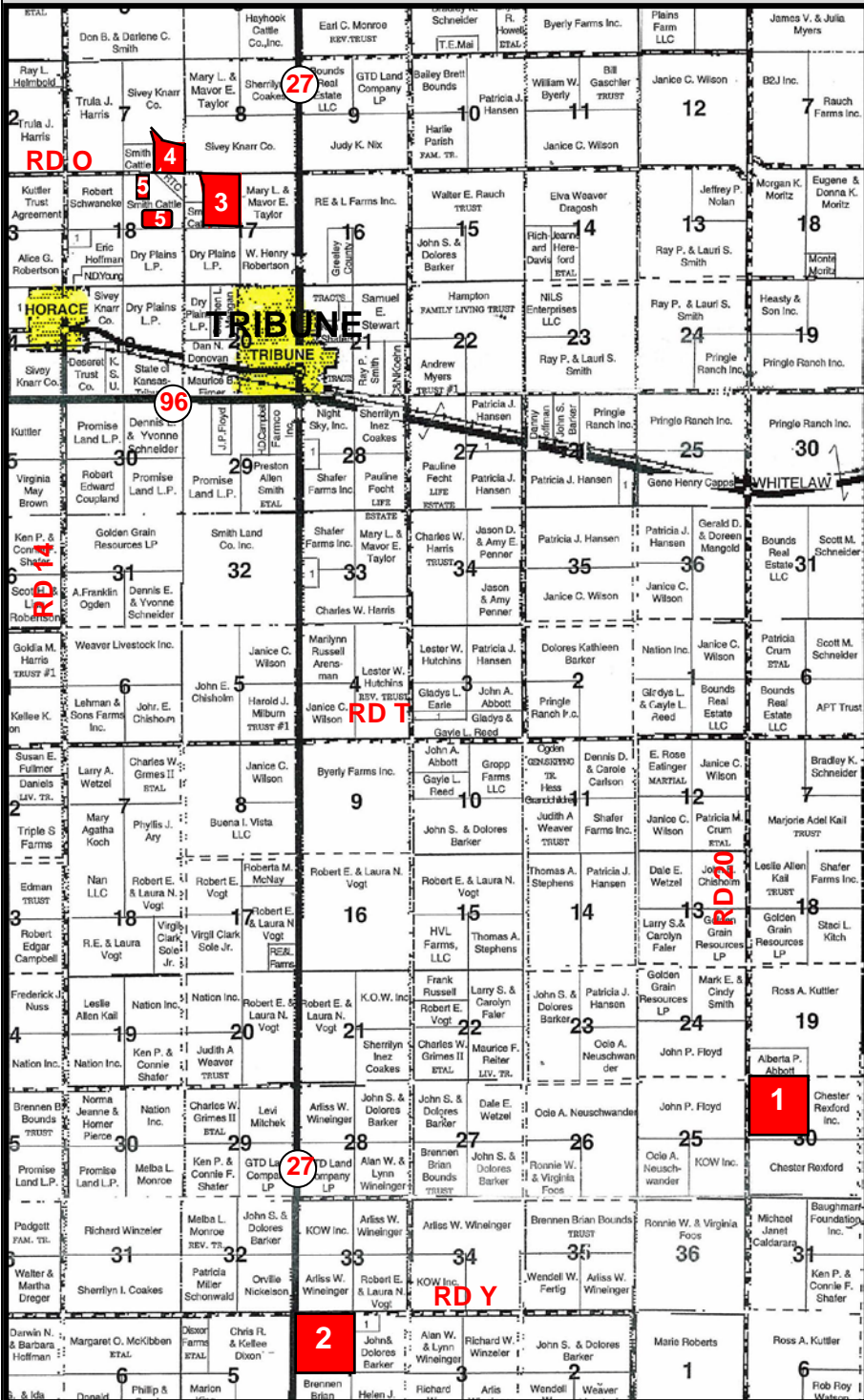
TUES., OCT. 25, 2011 @ 10:30 AM, MDT

AUCTION LOCATION: 4-H PAVILION, TRIBUNE, KS

LEGAL DESCRIPTIONS:

- TRACT 1: NW/4 of 30-19-39
- TRACT 2: NW/4 of 4-20-40
- TRACT 3: 102+ ac tract of CRP in the NW/4 of 17-18-40
- TRACT 4: 43+ ac tract of CRP in the S/2SE/4 of 7-18-40
- TRACT 5: 2 tracts totaling 35+ ac in the NE/4 of 18-18-40

SELLER: R.T.C. FARMS



LAND LOCATION: SEE MAP! **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 5 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on individual tracts, tract combinations, 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 November 29, 2011, or upon such terms as may be acceptable to the Seller. 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. This sale is subject to approval of the US Bankruptcy Court. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Seller's interest in the mineral rights and gas production will transfer to the Buyer(s) at closing. There is gas production on Tract 1 only.

CROPS: Buyer(s) will receive 100% of the 2012 planted wheat crop. See chart below for planted wheat acres on Tracts 1 and 2.

FSA INFORMATION: Buyer(s) will receive 100% of all FSA payments associated with the 2012 crop year.

CRP PAYMENTS: Buyer(s) will receive 100% of the 2012 CRP payments which will accrue from October 1, 2011, through September 30, 2012. See chart below.

CLOSING: Closing will be on or before November 29, 2011.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. See 2010 taxes in chart below.

TRACT 1



| YEAR | TOTAL ANNUAL PRODUCTION (Mcf) |
|----------|-------------------------------|
| 2011 YTD | 2,283 |
| 2010 | 6,127 |
| 2009 | 6,415 |



The Seller's royalty interest of the gas production is 0.0633971000%. Copies of the rendition sheets are available upon request!

INTERNET BIDDING AVAILABLE!
Register by Oct. 13th Call for details!

For a virtual tour visit
www.farmandranchrealty.com

| TRACTS | AUCTION ACRES | CROP LAND ACRES | PLANTED CROP ACRES | CRP ACRES | CRP INFORMATION PER AC/ANN PMT/EXP | WHEAT BASE/DCP YLD | GRAIN SORGHUM BASE/DCP YLD | BARLEY BASE/DCP YIELD | 2010 TAXES |
|--------------|---------------|-----------------|--------------------|--------------|------------------------------------|--------------------|----------------------------|-----------------------|------------|
| 1 | 160.0 | 161.8 | 161.8+ | — | | 77.9/29 | 28.7/29 | 11.4/36 | \$270.42 |
| 2 | 160.0 | 155.4 | 77.9± | — | | 75.5/29 | 2.4/29 | | \$183.74 |
| 3 | 102.0 | — | — | 101.4 | \$35/\$3,549/2012 | | | | \$131.70 |
| 4 | 45.0 | — | — | 43.1 | \$33.03/\$1,424/2021 | | | | \$47.51 |
| 5 | 35.0 | — | — | 35.1 | \$30.72/\$1,078/2021 | | | | \$32.16 |
| TOTAL | 502.0 | 317.2 | | 179.6 | | | | | |

SEE AERIAL PHOTOS & ADDITIONAL INFORMATION ON BACK



AUCTIONEER'S NOTE: Tract 1 is a "perfect" quarter, it is planted to wheat with all of the wheat going to the Buyer. Natural gas production on this land goes to the Buyer also. This land will always be a great investment!

Tract 2 can all be farmed as the CRP has expired. The balance of the quarter is in wheat and the wheat is going to the Buyer.

Tracts 3, 4 and 5 are in CRP. Tract 4 would make an excellent building site. Signs are posted for your convenience.

There has been good rainfall in this area, and the wheat is up and looks good!

Put those CD's or stock market equity in this land -- leave a great legacy for your family! **LAND IS THE HOTTEST COMMODITY GOING TODAY, DON'T MISS OUT!**

FARM & RANCH REALTY, INC.

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BROKER/AUCTIONEER

"When you list with Farm & Ranch, it's as good as SOLD!"