

# 480 ACRES KIT CARSON CO, COLO CROPLAND

"MULTI-PARCEL"

# LAND ABSOLUTE AUCTION

THURSDAY, NOV. 10, 2011 @ 10:30AM, MST

**SELLERS: DAVE & DEBBIE CURE**

**LEGAL DESCRIPTIONS:**

TRACT 1: SW/4 of 1-7-49  
TRACT 2: E/2 of 25-6-50

**AUCTION LOCATION:**

**COMMUNITY BUILDING, SEIBERT, COLORADO**

**LAND LOCATION:**

**TRACT 1:** From Seibert, CO, go 9 miles North on Hwy 59 to Road EE, 2 miles East to Road 17, then 2 miles North to the Southwest corner of the property.

**TRACT 2:** From Seibert, CO, go 14 miles North on Hwy 59 to Road KK, then 3 miles West to the Northeast corner of the property. **SIGNS WILL BE POSTED!**

**MANNER OF SALE:** This real estate will be offered as a "MULTI-PARCEL" auction in 2 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 both tracts and combination of the tracts during the auction as determined by the auction company. Bids on both tracts 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 30, 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.

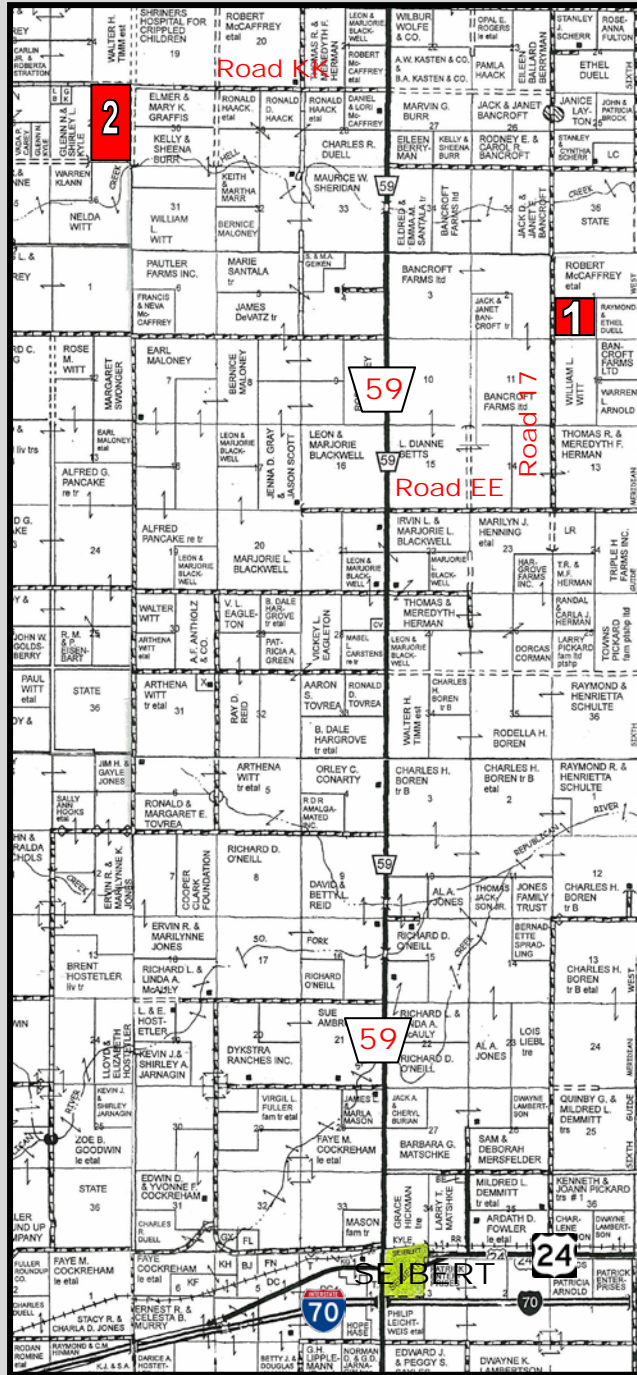
**CROPS:** Sellers will retain 100% of the 2011 corn crop.

**FSA INFORMATION:** Buyer(s) will receive 100% of all FSA payments associated with the 2012 and subsequent crop years. See chart below for information on cropland and base acres.

**CLOSING:** Date of closing will be on or before November 30, 2011.

**POSSESSION:** Possession will be date of closing, subject to the Seller's right to harvest the 2011 corn crop.

**REAL ESTATE TAXES:** Taxes for 2011 will be paid by the Sellers. See chart below for 2010 tax amounts.



TRACTS	AUCTION ACRES	CROP LAND ACRES	GRASS ACRES	WHEAT BASE/ DCP YLD	BARLEY BASE/ DCP YLD	2010 TAXES
1	160.0	159.2	—	81.4/37	13.6/28	\$282.26
2	320.0	295.8	27.3+	142.5/37	25.7/28	\$502.96
	<b>480.0</b>	<b>455.0</b>	<b>27.3</b>			

**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 by the Sellers. Title evidence will be provided on sale day.

**ACCEPTANCE OF BIDS:** Each successful bidder will be required to enter into a Contract to Buy and Sell Real Estate immediately following the auction. Copies of the contracts will be available from the auction company prior to the sale.

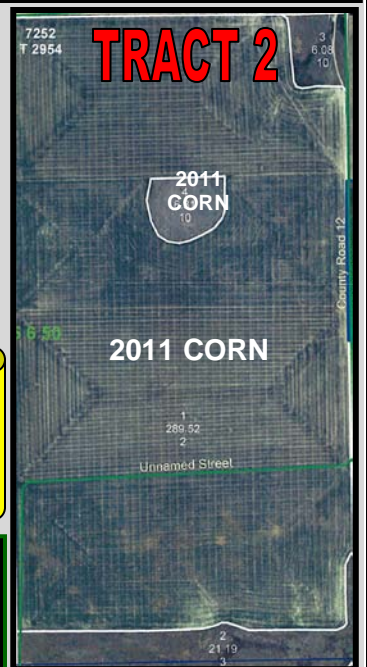
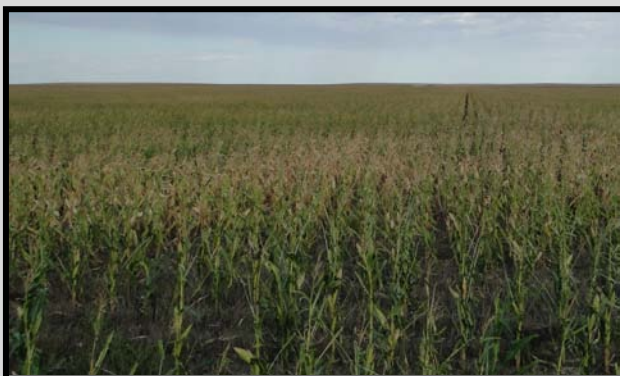
**ACREAGES:** Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres or county appraiser acres.

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers, 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 virtual tour visit [www.farmandranchrealty.com](http://www.farmandranchrealty.com)



**INTERNET BIDDING AVAILABLE!**  
Register by Oct. 27, 2011 to bid on line!

## FARM & RANCH REALTY, INC.

**NEAL MANN, Listing Agent**  
(785-635-2102)

1420 W. 4<sup>th</sup> • Colby, KS 67701

Call Toll Free -1-800-247-7863

**DONALD L. HAZLETT**  
BROKER/AUCTIONEER

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

**AUCTIONEER'S NOTE:** This is a great opportunity to buy cropland in a *PRIME FARMING AREA*. Excellent crops show the fertile productivity of these two tracts.

*This land is located in a neighborhood where land seldom comes up for sale so DON'T MISS THIS OPPORTUNITY!!*

Buyers get Immediate possession at closing, and all of the Sellers' interest in the mineral rights will go to the Buyer!!

**SEE YOU AT THE AUCTION!**

