



FARM & RANCH REALTY, INC.
 PO BOX 947
 COLBY, KS 67701

LAND AUCTION

November 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: Attend the Goddard Heirs AUCTION on November 15th		

1,280+/- ACRES
 EXPIRED CRP CROPLAND
 & GRASS

GRAHAM COUNTY, KANSAS

Please Post

TRACT 1

Tract 1 has 166.4 acres expired CRP cropland and 153.6± acres grass which includes 1 water well 3 livestock tanks, 1½" PVC pipeline and 4-wire perimeter fencing

TRACT 2

Tract 2 has 123.2 acres expired CRP cropland and 356.8 acres grass with live water in the creek, 2 large ponds stocked with channel cat, bass and bluegill, and 4-wire fencing on cross and perimeter fences

TRACT 3

Tract 3 has 33.5 acres expired CRP cropland and 206.5 acres grass with live water in the pond and 4-wire perimeter fencing

TRACT 4

Tract 4 has 57.5 acres expired CRP cropland & 99.5 acres grass with 1 windmill and tank, and 4-wire fencing on cross and perimeter fences

TRACT 5

Tract 5 has 79.9 acres expired CRP cropland

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.

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. Statements, while not guaranteed, are from reliable sources.

ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a Farm & Ranch 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(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. Title evidence will be provided on sale day

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to an oil and gas lease of record.

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