

1,280+/- ACRES GRAHAM CO., KS GRASS & EXPIRED CRP CROPLAND



LAND ABSOLUTE AUCTION

TUESDAY, NOV. 15, 2011 @ 10:30 AM, CST

AUCTION LOCATION:
COWBOY JUNCTION, HILL CITY, KS

SELLERS:
DARLENE GODDARD HEIRS

LAND LOCATION: From the intersection of Hwys 24 and 283 in Hill City, Kansas, go 7 miles South on Hwy 283 to County Road J, then 1 mile West to the NE corner of Tract 2. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 5 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual 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 December 15, 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: Sellers will reserve 100% of the mineral rights on the NW/4 of 22-9-23 (Tract 2) as long as production exists.

All of the Sellers' interest will transfer to the Buyer(s) on the balance of the land, and minerals are believed to be 100% intact.

CROPS: There are no growing crops.

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

CLOSING: On or before December 15, 2011.

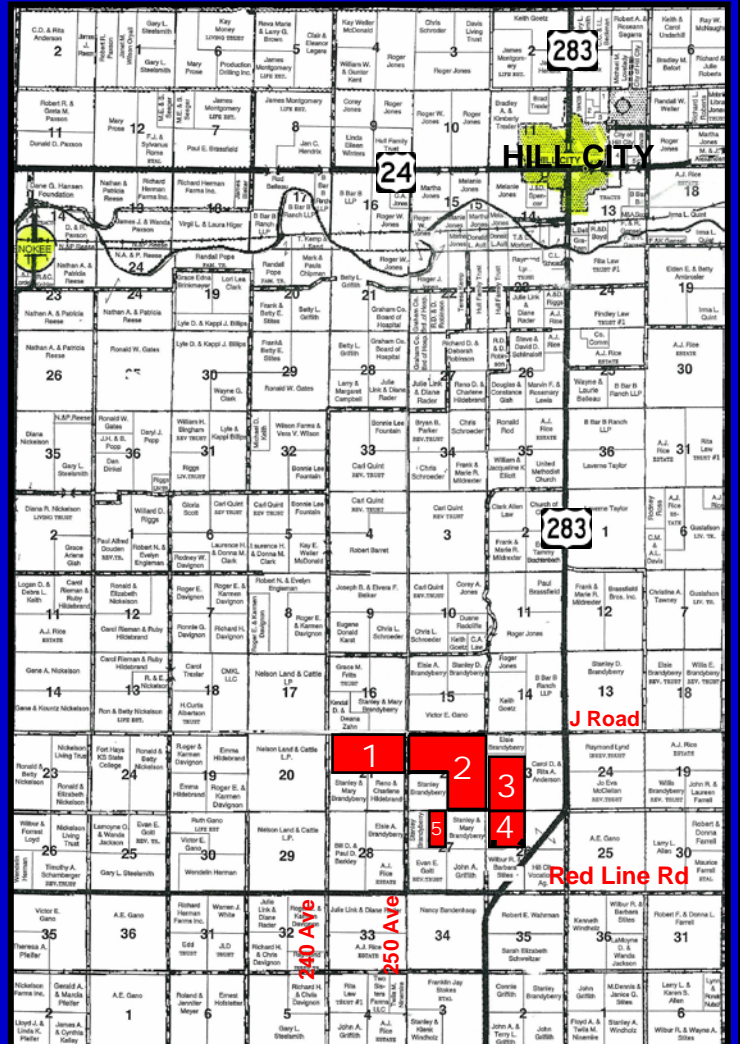
POSSESSION Date of closing.

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing.



LEGAL DESCRIPTIONS:

- TRACT 1: N/2 of 21-9-23
- TRACT 2: N/2 and SE/4 of 22-9-23
- TRACT 3: S/2NW/4 and SW/4 of 23-9-23
- TRACT 4: NW/4 of 26-9-23, less 2 tracts
- TRACT 5: E/2NW/4 of 27-9-23



For a virtual tour visit www.farmandranchrealty.com

TRACTS	LEGAL DESCRIPTIONS	AUCTION ACRES	CROP LAND ACRES	GRASS ACRES	WHEAT BASE/DCP YLD	GRAIN SORGHUM BASE/DCP YIELD	2010 TAXES
1	N/2 of 21-9-23	320.0	166.4	153.6±	65.5/32*	51.7/39*	\$129.72
2	N/2 & SE/4 of 22-9-23	480.0	123.2	356.8±	49.1/32*	38.8/39*	\$196.00
3	S/2NW/4 & SW/4 of 23-9-23	240.0	33.5	206.5±	12.7/32*	10.1/39*	\$99.22
4	NW/4 of 26-9-23, less 2 tracts	159.0	57.5	99.5±	23.7/32*	18.7/39*	\$63.84
5	E/2NW/4 of 27-6-23	80.0	79.9	0.1±	30.9/32*	24.4/39*	\$33.34
		1279.0	460.4	818.4±	*Base acres are estimated by Graham County FSA		



INTERNET BIDDING AVAILABLE!
Register by November 2. Call for details!

AERIAL PHOTOS AND ADDITIONAL INFO ON BACK

AUCTIONEER'S NOTE: This is a rare opportunity to invest in 1,280± acre scenic Kansas ranch that is all contiguous. The land offers productive cropland (which is all in expired CRP grass) and rolling terrain of diverse grasses, including Big Bluestem, Sideoats Gramma, Hairy Gramma, Indian grass and Buffalo grass. There are spring fed creeks and ponds, and the ponds are stocked with channel cat, bass and bluegill. Excellent hunting habitat for deer, pheasant, quail, turkey and ducks. All fencing around cropland, cross fencing and perimeter fencing are 4-wire, some new. **BEST KEPT SECRET FOR HUNTING AND FISHING IN KANSAS!** Call Scotty Legere for details at 785-650-9970!!

FARM & RANCH REALTY, INC.
 Scotty Legere, Listing Agent - 785-650-9970
 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!"