



**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	Attend <b>WENDELL AUCTION</b> on November 22 <sup>nd</sup> !		

**4,975+/- ACRES PRIME CROPLAND**  
**THOMAS & RAWLINS COUNTY, KANSAS**

*Please Post*

**AUCTION LOCATION: CITY LIMITS CONVENTION CENTER AT I-70/HWY 25 EXIT #53, COLBY, KANSAS**



**Local Airport: CBK**  
 •5,109'x75' runway •Large apron  
 •Jet A & low lead fuel available  
 •Transportation to sale available, call ahead to make arrangements

**\*\*\*3½ hours from DIA**  
 From Denver go 229.5 miles East on I-70 to exit 53 at Colby  
**SIGNS WILL BE POSTED!!**

**Colby Motels**  
 •Sleep Inn: 785- 460-0310 •Hampton Inn: 785-460-2333  
 •Comfort Inn: 785-462-3833 •Holiday Inn Express: 785-462-8787

**FOR VIRTUAL TOUR visit**  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

TRACT	LEGAL DESCRIPTION	AUCTION ACRES	CROP LAND	WHEAT BASE/YLD	CORN BASE/YLD	GR SORG BASE/YLD	SUNFLOWER BASE/YLD	2010 TAXES
<b>THOMAS COUNTY</b>								
1	SW/4 of 26-7-34	140.0	140.8	69.5/38		69.5/56		\$273.26
2	SW/4 of 30-7-34	160.0	150.0	55.4/38	94.6/138			\$262.84
3	E/2 of 25-6-34, less tract	270.0	270.2	78.8/38	168.8/138	22.6/49		\$587.45
4	SW/4 of 25-6-34	160.0	158.8	59.5/35	10.1/43		19.2/965	\$344.81
5	NW/4 of 24-6-34	160.0	158.5	38.5/38	118.9/138			\$346.10
6	SW/4 of 13-6-34	160.0	160.8	61.5/38	70.8/138	10.3/49		\$347.87
	SE/4 of 14-6-34	160.0	160.9	61.5/38	70.8/138	10.3/49		\$345.72
	NE/4 of 14-6-34, less bldg	155.0	158.0	18.1/38	100.1/138	40.1/49		
	NW/4 of 13-6-34, less bins	155.0	158.0	18.0/38	100.0/138	40.0/49		\$8,283.42
7	10± ac tract w/bins & buildings	10.0						
8	NW/4 of 34-6-34	160.0	160.5	60.2/38	60.3/138		20.1/1125	\$342.61
9	S/2N/2 of 28-6-34	160.0	158.9	67.0/38	78.1/138		11.0/1125	\$337.75
10	SW/4 of 20-6-34	160.0	159.3	39.4/38	118.6/138			\$324.82
11	NW/4 of 21-6-34	160.0	156.5	87.0/38	63.9/138			\$304.24
12	NE/4 of 18-6-34	160.0	159.4	38.7/38	77.1/138			\$344.34
13	SW/4 of 8-6-34	160.0	157.2	78.1/38	38.8/138			\$339.94
14	SW/4 of 22-6-31	160.0	158.4	65.0/38	46.5/117			\$287.78
15	NE/4 of 15-6-31	160.0	154.3	38.1/38	114.2/138			\$259.63
16	NW/4 & W/2NE/4 of 10-6-31	235.0	234.4	58.7/38	115.4/138		57.7/1125	\$469.80
17	NW/4 of 17-6-31	160.0	155.7	38.1/38	114.4/138			\$312.25
18	W/2 of 8-6-31	320.0	312.0	62.0/38	163.2/138	60.2/49	16.4/1125	\$530.73
19	All of Section 7-6-31	640.0	610.5	118.0/38&36	292.2/138&128	127.6/55&49	42.7/1125&1074	\$1,454.01
20	S/2 of 6-6-31	320.0	307.6	165.3/36		37.5/49		\$655.27
21	SW/4 of 1-6-32	160.0	128.0	49.0/38	56.3/138			\$276.46
<b>RAWLINS COUNTY</b>								
22	Cropland in 32-5-31	330.0	326.7	84.7/38	199.4/138			\$669.84
<b>TOTALS</b>		<b>4975.0</b>	<b>4855.4</b>					

**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 and due diligence concerning pertinent facts about the property. Neither Seller 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:** Seller 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 Seller. 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 oil and gas leases of record.

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



**TRACT 7**  
 Includes 60'x120' & 50'x70' shop buildings, plus 3 grain bins with 170,000 bushel storage capacity and dump pit

