

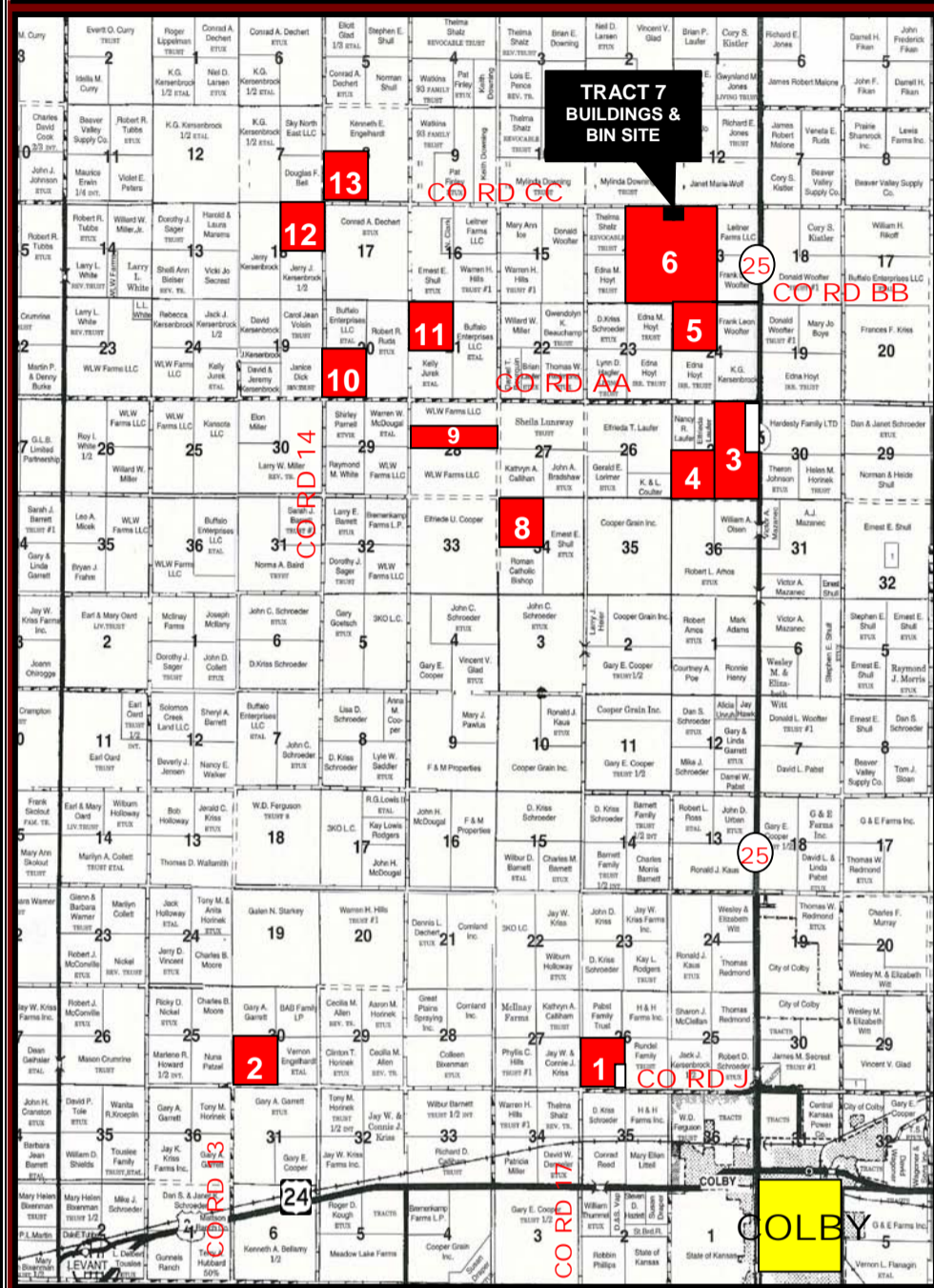
4,975+/- ACRES THOMAS & RAWLINS COUNTY, KS CROPLAND

LAND ABSOLUTE AUCTION

TUESDAY, NOV. 22, 2011 @ 10:30 AM, CST

**AUCTION LOCATION:
CITY LIMITS CONVENTION CENTER, COLBY, KS**

SELLER: WENDELL FARMS



LAND LOCATION: See map for directions. SIGNS WILL BE POSTED!

MANNER OF SALE: This real estate will be offered in 22 individual tracts only. **THERE WILL BE NO COMBINATIONS OF TRACTS!** Auction procedure and increments of bidding are at the discretion of the auction company. *Pre-bidding starts on November 2, 2011. All bids will close auction day!!*

TERMS: Buyer(s) will pay 10% down day of sale, with the balance to be paid on or before December 22, 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. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: Mineral rights are 100% intact except on Tracts 19-23 which are subject to a 1/2 interest prior term reservation through 12/17/2018. All of the Seller's interest will transfer to the Buyer(s) at closing. There are current oil and gas leases of record on most of the tracts.

CROPS: Seller will harvest the 2011 crops and Buyer(s) will get possession at closing.

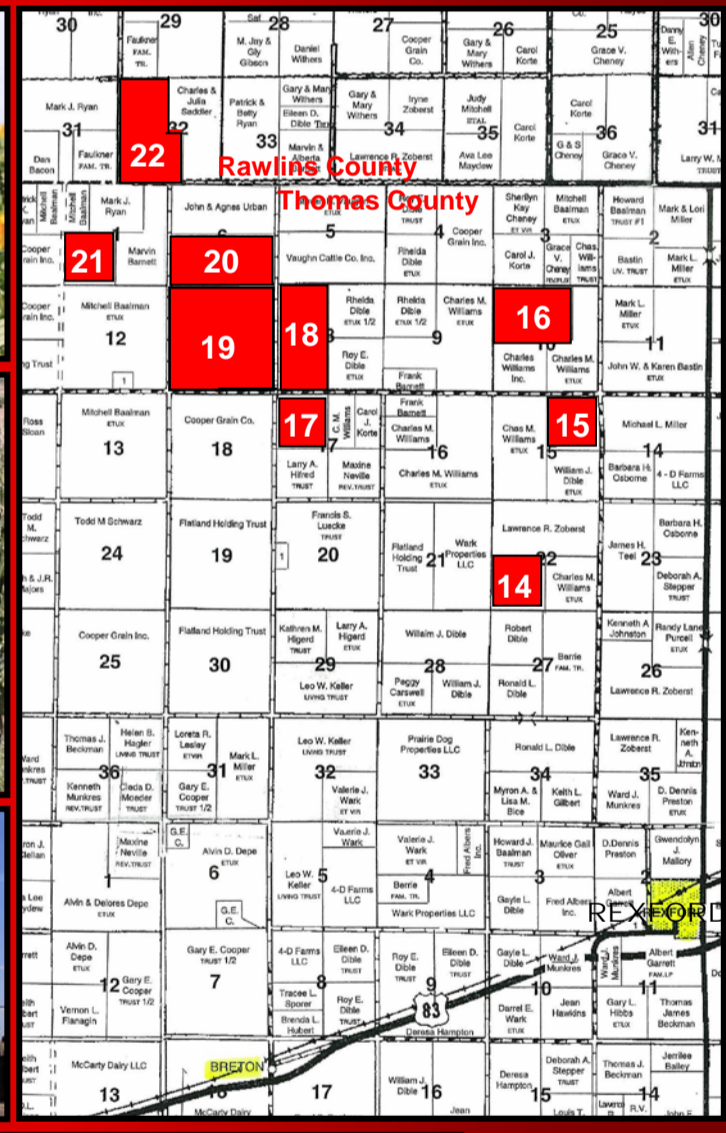
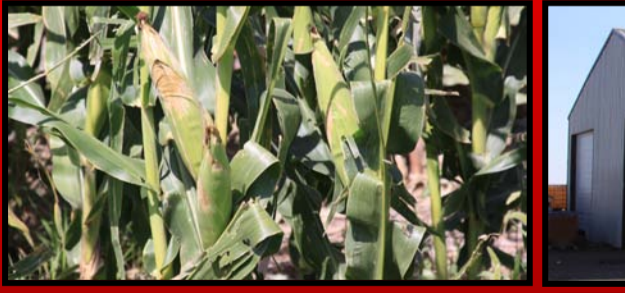
FSA INFORMATION: Buyer(s) will receive 100% of all FSA payments associated with the 2012 crop year.

CRP PAYMENTS: There are 4.3 acres of CRP on Tract 18 through 9/30/12, and Buyer will receive 100% of the 2012 CRP payment.

CLOSING: On or before December 22, 2011.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Buyer(s) will pay 2012 taxes. See chart on back for 2010 taxes.



INFORMATIONAL MEETING: Wednesday, Nov. 2, 2011 – 10:00 AM to Noon @ the Farm & Ranch Auction Pavilion, located 1/2 mile West of Colby on Hwy 24



INTERNET BIDDING AVAILABLE – Register by November 12th to bid online. Call for details.

AUCTIONEER'S NOTE: Terry Wendell is retiring from farming and will sell this 4,975 acres of Thomas and Rawlins County cropland at **ABSOLUTE PUBLIC AUCTION** on November 22, 2011. Then on December 13th, he will liquidate a complete line of new, late model farm machinery at public auction at the Farm & Ranch Auction Pavilion.

This **prime** Thomas County cropland consists of **3,323.7 acres of Keith, Kuma and Richfield silt loam soils with 0-1% slope!** There is **lots of carryover nitrogen and phosphorous!** You are welcome to do soil tests prior to the auction.

It is an opportunity of a lifetime to purchase some of the **best cropland in the State of Kansas!** The FSA bases and yields are outstanding. The sale is designed with the Buyers in mind – immediate possession, all of the seller's mineral rights to the Buyers, split into 22 individual tracts, and located near the great community of Colby, Kansas, in Thomas County.

Be sure to attend our **INFORMATIONAL MEETING ON NOVEMBER 2ND** at the **FARM & RANCH AUCTION PAVILION** West of Colby at 10:00 AM. Internet bidding available if desired! **Registration and pre-bidding begins November 2ND!**



SEE AERIAL PHOTOS & ADDITIONAL INFORMATION ON BACK

FOR A VIRTUAL TOUR visit www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

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DONALD L. HAZLETT
 BROKER/AUCTIONEER

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