

REAL ESTATE & FARM MACHINERY - KIOWA COUNTY, CO

**1,090 ACRES
CROPLAND & GRASS**

AUCTION

ABSOLUTE

JAN. 18 & 19, 2012 @ 10:30 AM, MST

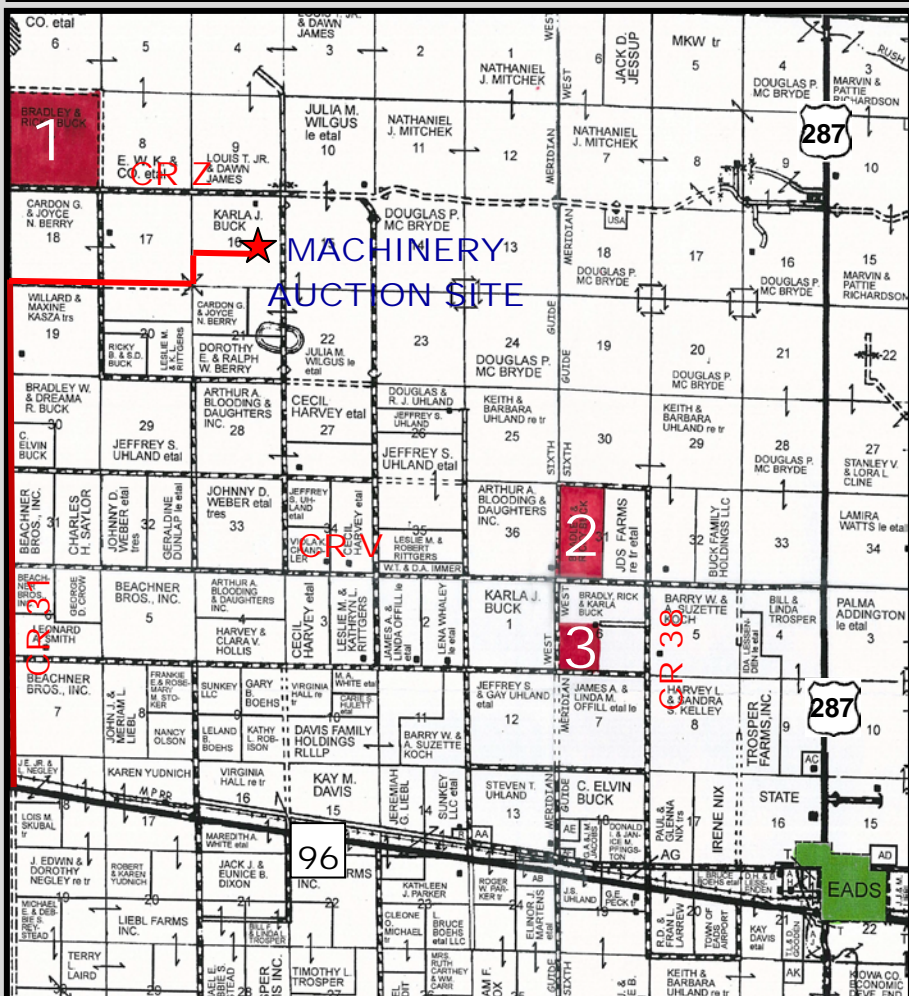
JANUARY 18, 2012 @ 10:30 AM, MST - "MULTI-PARCEL" LAND AUCTION

AUCTION LOCATION: FAIRGROUNDS COMMUNITY BUILDING - EADS, CO

LEGAL DESCRIPTIONS:

- TRACT 1: Section 7-17-49
- TRACT 2: W/2 of Section 31-17-48
- TRACT 3: SW/4 of Section 6-18-48

SELLERS: RICKY BUCK ESTATE, KARLA BUCK & BRAD BUCK



LAND LOCATION: SEE MAP! **SIGNS WILL BE POSTED!**
MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 3 individual tracts and in combination of Tracts 1 and 2. **Due to separate ownership, only Tracts 1 and 2 will be offered in combination.** It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and the combination of Tracts 1 and 2 during the auction as determined by the auction company. Bids on individual tracts and the combination 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 February 17, 2012, 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 transfer surface rights only to the Buyer(s) at closing as the mineral rights are subject to prior reservations of record.
CROPS: There are no growing crops.
FSA INFORMATION: Buyer(s) will receive 100% of all FSA payments associated with the 2012 crop year.
CLOSING: Closing will be on or before February 17, 2012.
POSSESSION: Date of closing.
REAL ESTATE TAXES: Sellers will pay taxes for 2011 and prior years. Taxes for 2012 will be the responsibility of the Buyer. See chart on back for 2011 tax amounts.
EVIDENCE OF TITLE: Sellers will provide title insurance to the Buyer(s) in the amount of the purchase price. Title evidence will be provided on sale day.
ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a real estate purchase contract 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.
INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and 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.
EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to oil and gas leases of record, if any.
AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the *Exclusive Agents of the Sellers.*

FARM MACHINERY AUCTION JAN. 19, 2012 @ 10:30 AM, MST

MACHINERY AUCTION LOCATION: From the intersection of Hwys 287 & 96 in Eads, go 9 miles W to Road 31, 5 miles N to Road Y, and 2 miles E to the farm driveway. **SIGNS WILL BE POSTED!**

**SEE AERIAL
PHOTOS &
ADDITIONAL
INFORMATION
ON BACK**

INTERNET BIDDING AVAILABLE!
Register by January 3, 2012 - Call for details!



2) JD 9610 MAXIMIZERS



JD 9300



JD 8100 MFWD



JD 8100 MFWD



JD 1770 MAXEMERGE PLUS
24-ROW PLANTER



JD 843 CORN HEAD



'91 KENWORTH



'06 TOP AIR TA1200
SPRAYER



RED BALL 410 HOODED SPRAYER



'91 MERRITT 42' DBL
HOPPER



2) 42'
FALLOWMASTERS



TRACT 1



TRACT 2



TRACT 3

For a virtual tour visit www.farmandranchrealty.com

AUCTIONEER'S NOTE: On Wednesday, January 18, 2012, Farm & Ranch will sell 1,090 acres of cropland and grass at the fairgrounds in Eads for the Sellers. This farm has **excellent soils** and is in the "Prairie Queen" area of Kiowa County, Colorado. Due to different ownership of the tracts, **only Tract 1 and Tract 2 will be offered in a combination.** Tract 3 will be sold individually only.

Then on Thursday, January 19th, we will sell a good clean line of farm machinery and equipment at the farmsite, 9 miles West, 5 1/4 miles North, 2 1/2 miles East of Eads. Auction will start promptly at 10:30 AM, MST - **SO BE ON TIME!**

FOR DETAILS ON THE LAND OR EQUIPMENT CALL NEAL MANN AT 785-635-2102

FARM & RANCH REALTY, INC.



NEAL MANN, Agent (785-635-2102)
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!"

