

480 ACRES SHERIDAN COUNTY, KS CROPLAND, GRASS & IMPROVEMENTS

"Multi-Parcel"

LAND ABSOLUTE AUCTION

FRIDAY, FEB. 3, 2012 @ 10:30AM, CST

AUCTION LOCATION: BOWEN SCOUT HOUSE, HOXIE, KS

LEGAL DESCRIPTIONS: (See aerial photo)

- TRACT 1:** NE/4 and the cropland acres in S/2 of 16-7-30
- TRACT 2:** 140± acres grassland in the SE/4 of 16-7-30
- TRACT 3:** 137± acres grassland in the SW/4 of 16-7-30

LAND LOCATION: From Rexford, Kansas go 1 mile South on Co Rd 36 to the Rexford Cemetery, then 3½ miles East to the NW corner of Tract 1 **OR** from Selden, Kansas on Hwy 83, go 4 miles West to Co Rd 110 W, 4 miles South and 1 mile West to the NE corner of Tract 1. **SIGNS WILL BE POSTED!!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 3 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual tracts, tract combinations 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 March 2, 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 retain one-half (1/2) of the mineral rights for a term of ten (10) years with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: There are no growing crops.

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

TRACT	AUCTION ACRES	GRASS LAND ACRES	CROP LAND ACRES	WHEAT BASE/YLD	CORN BASE/YLD	2011 TAXES
1	203.0	48.6±	154.4	76.9/37	37.3/129	Taxes are for the entire property are \$2,604.20
2	140.0	140.0±				
3	137.0	137.0±				
	480.0	325.6±	154.4			

CLOSING: Date of closing will be on or before March 2, 2012.

POSSESSION: Date of closing.

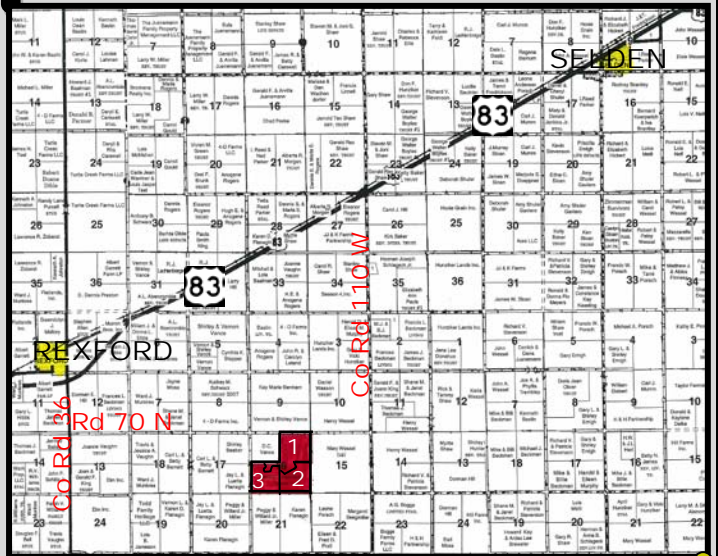
REAL ESTATE TAXES: Sellers will pay taxes for 2011 and prior years. Taxes for 2012 will be the responsibility of the Buyer(s) and will be split in the manner the land sells at the auction.

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 or county appraiser acres. Acreages are not covered by title insurance.

ACCEPTANCE OF BIDS: The 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.

EVIDENCE OF TITLE: Sellers will provide title insurance on the real estate 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.

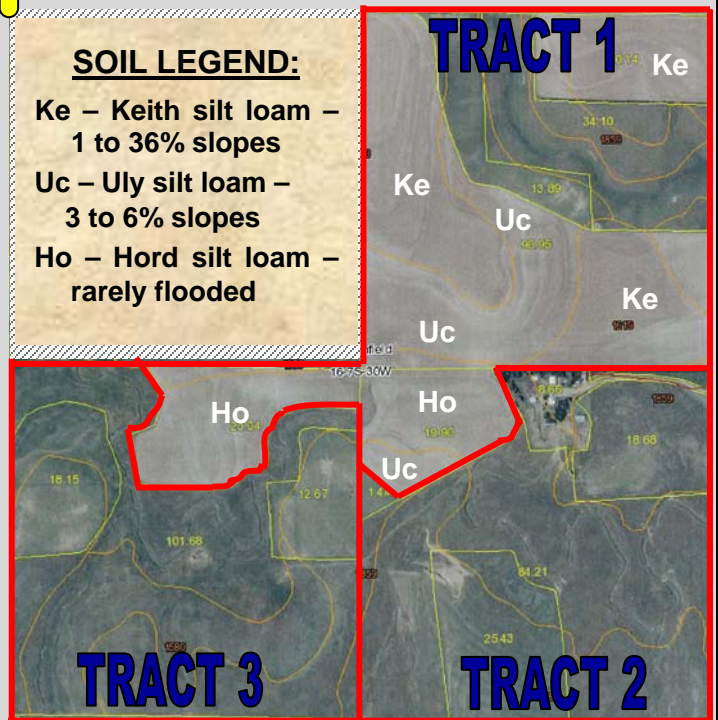
SELLERS: MIKE BECKMAN, TOM BECKMAN & JEANETTE HOETING



INTERNET BIDDING AVAILABLE!
Register by January 20, 2012 – Call for details!

SOIL LEGEND:

- Ke – Keith silt loam – 1 to 36% slopes**
- Uc – Uly silt loam – 3 to 6% slopes**
- Ho – Hord silt loam – rarely flooded**



House, garage, well, 46'x84' & 30'x76' shop bldgs, 2 loafing sheds

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

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.

AUCTIONEER'S NOTE: This is a GREAT FARM that offers cropland, pasture, and a farmstead with a calving barn, quonset, several cedar windbreaks, and a home that could be remodeled! There is a GOOD SUBMERSIBLE WELL AT THE FARMSITE, and a GOOD WINDMILL ON TRACT 3. There is also an UNDERGROUND PIPELINE from the house to the grassland on Tract 1.

All of the FSA cropland acres in Tracts 2 and 3 are planted back to grass, and all FSA base acreages will be designated to Tract 1. The Sellers will provide a survey if the tracts sell individually. The cropland is all in wheat stubble and has been sprayed!

There is a good county road to the farmstead. Tract 3 is accessible by county road on the West side of the property.

This farm will be offered in 3 tracts, tract combinations or in its entirety – **Buyers' Choice!** CALL FOR A TOUR TODAY!!

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!"