

**FARM & RANCH REALTY, INC.**  
PO BOX 947 • COLBY, KS 67704



# LAND AUCTION

## 19,000+/- ACRES

### DRYLAND & IRRIGATED CROPLAND

March 2012						
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	31



**Local Airport: KITR**

- 5,280' (1 mile) x 75' runway (New pavement)
- Large apron
- Jet A & AV fuel available
- Transportation to sale available, call ahead to make arrangements

**2 hours East of Denver International Airport (DIA) on I-70 to exit 437 at Burlington, CO**

**LAND LOCATION:** See map on front for tract locations. **SIGNS WILL BE POSTED!**

**MANNER OF SALE:** This real estate will be offered in 42 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 MARCH 1, 2012. 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 April 13, 2012, 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. Land is subject to prior sale and all bids are subject to Seller confirmation. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

**BROKER PARTICIPATION:** A participating broker's commission will be offered to any licensed real estate broker who registers a customer/client who is the winning bidder and closes the transaction on any tract(s). This buyer broker fee will apply only to buyer prospects who are not legal residents or real estate owners in Kit Carson and Cheyenne Counties in Colorado, and in Sherman, Thomas, Wallace and Logan Counties in Kansas. Registrations will not be allowed for previous auction buyers, or from an agent whose prospect has previously contacted, or has been contacted by Farm & Ranch Realty, Inc., the seller and/or their representatives. Broker registration forms are available from the auction company and must be completed and returned no later than 72 hours prior to the auction.

**MINERAL RIGHTS:** Seller will transfer surface rights only to the Buyer(s) at closing.

**WIND RIGHTS:** Wind rights on Tracts 26 thru 34 are subject to a current wind lease and will be retained by the Seller. All other wind rights will transfer to the Buyer(s) at closing.

**CROPS:** The 2012 wheat crop is subject to the tenant's rights and Buyer(s) will receive the landlord's share of the wheat under the terms and conditions of the lease agreements. **ALL TENANTS ARE INTERESTED IN CONTINUING WITH A LEASE ARRANGEMENT WITH THE BUYER(S).**

**FSA INFORMATION:** Buyer(s) will receive the landlord's share of all FSA payments associated with the 2012 crop year. See chart below for base acreages.

**CLOSING:** On or before April 13, 2012.

**POSSESSION:** After the 2012 wheat harvest on the planted wheat acres, and date of closing on the open acres with Buyer to reimburse tenants for any work done or fertilizer applied.

**REAL ESTATE TAXES:** Seller will pay taxes for 2011 and prior years. 2012 taxes will be the responsibility of the Buyer(s). See chart on back for 2011 tax amounts.

**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 and deeded acres may not be the same.

**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.

TR	LEGAL DESCRIPTION	AUCTION ACRES	CROP LAND ACRES	IRRIGATED ACRES	WHEAT BASE/YLD	CORN BASE/YLD	GR SORG BASE/YLD	BARLEY BASE/YLD	SUN FLOWERS BASE/YLD	2011 TAXES
<b>LOGAN COUNTY, KS</b>										
1	NW/4 of 10-11-36	160	161.4		64.4/37	76.2/124				\$300.86
2	N/2 of 9-11-36	320	312.7		160.2/38	91.5/126				\$481.72
3	W/2 of 15-11-36	320	316.9		140.1/30		12.5/34		1.4/896	\$556.84
4	W/2 & NE/4 of 23-11-36	480	485.6		212.4/30		19.0/34		2.2/896	\$949.20
5	NE/4 of 22-11-36	160	160.2		72.2/30		6.5/34		.7/896	\$249.38
6	SE/4 of 17-11-36	160	164.0		79.6/37				20.4/1113	\$237.60
7	NE/4 of 34-11-36	160	155.9		77.9/37		7.3/37		12.5/1113	\$303.88
<b>WALLACE COUNTY, KS</b>										
8	All of 15-12-42 & 16-12-42	1252.5	1252.5		647.3/33					\$1,942.42
9	SW/4 of 12-12-42	160	149.1		93.4/33					\$338.32
<b>KIT CARSON COUNTY, CO</b>										
10	S/2 OF 25-10-42	125	124.9		45.4/27	30.9/108			14.6/722	\$263.18
<b>SHERMAN COUNTY, KS</b>										
11	Lots 3&4 of 31; SW/4 & SW/4SE/4 of 32-10-42	200	200.9		200.9/27					\$1,248.58
12	SE/4 of 20-10-42	160	159.3	120.0	27.3/27	131.9/108				\$969.36
13	Lots 1,2&3 in 30-9-42	130	130.1		63.7/38					\$186.90
<b>KIT CARSON COUNTY, CO</b>										
14	W/2 & NE/4 of 28-6-42	480	469.1	240.0	134.2/41	95.6/127		19.0/30		\$3,732.14
15	NW/4 & S/2 of 21-7-42	480	475.7	160.0	92.9/46	273.1/137				\$5,685.98
16	SW/4 & E/2 of 28-7-43	480	450.5		261.7/7	18.3/70	7.2/26	34.8/59	2.5/1094	\$925.54
17	NE/4 of 32-7-43	160	147.0		94.5/36	6.6/40	2.6/26	12.5/56	.6/1094	\$296.56
18	E/2SE/4 of 33-7-43	80	78.3		43.3/42	3.0/70	1.2/26	5.7/59	.5/1094	\$161.50
19	SE/4 of 34-8-43 & SW/4 of 35-8-43	300	298.0	240.0	191.0/38	106.1/128				\$9,384.24
20	NE/4 & SW/4 of 34-8-43	300	297.1	207.0	190.5/38	106.0/128				\$9,384.24
21	S/2 of 11-11-44	320	307.1		262.3/31	10.9/127	1.5/26	.6/68		\$628.70
22	All of 12-11-44 & SW/4 of 1-11-44	780	779.2		674.6/31	28.1/127	3.7/26	1.4/68		\$1,523.56
23	SW/4 of 13-11-44	160	156.4		75.9/44	69.8/139		6.3/28		\$2,040.40
24	NE/4 of 13-11-44 & NW/4 of 18-11-43	315	314.9	240.0	77.7/46 74.9/49	71.3/125 69.1/120		12.6/28		\$2,040.40
25	S/2 of 18-11-43	300	255.9		121.5/46	111.6/125		9.9/28		\$1,128.26
26	W/2, SE/4 & S/2NE/4 of 17-11-42	535	535.0	121.0	357.7/40	45.6/35		59.0/28		\$1,128.26
27	All of 21-11-42	675	674.2		347.2/40			48.0/28	1.2/722	\$1,364.62
<b>CHEYENNE COUNTY, CO</b>										
28	All of 5-12-42 & 6-12-42 plus house in S/2 of 1-12-43	1280	1019.6		517.7/29	97.3/19			.6/661	\$2,386.14
29	All of 7-12-42 & N/2 & SW/4 of 8-12-42	1154.5	1154.5		591.8/29	111.2/19			.7/661	\$992.06
30	All of 17-12-42 & 18-12-42	1280	1232.0		629.2				.7/661	\$1,168.30
31	E/2 of 13-12-43	320	312.1		158.9/29				.2/661	\$227.50
32	N/2 of 10-12-43, All of 11-12-43, All of 12-12-43	1600	1573.2		804.0/29	151.0/19			.9/661	\$1,530.08
33	S/2 of 1-12-43, less house & S/2 & NW/4 of 2-12-43	800	784.9		396.6/29	74.5/19			.4/661	\$968.62
34	SE/4 & E/2SW/4 of 5-12-43	250	247.1		153.3/32					\$195.76
<b>CHEYENNE COUNTY &amp; KIT CARSON COUNTY, CO</b>										
35	E/2 of 3-12-45 & SE/4 of 34-11-45	480	479.7	271.0	142.2/29	161.0/101	5.0/27	4.7/25	11.5/1026	\$1,271.14
<b>KIT CARSON COUNTY, CO</b>										
36	NW/4 of 35-10-45	160	159.5		157.1/24					\$236.98
37	All of 34-10-45	640	642.3		636.5/24					\$983.50
38	SW/4 of 12-9-47, less 6 ac tr	154	148.4		88.7/26				9.2/722	\$274.84
39	N/2 of 17-9-46 w/bins	325	324.6	240.0	177.1/39	134.1/131	3.8/60			\$2,908.36
40	SE/4 of 8-9-46	130	129.74		51.2/64	49.2/149	4.4/28	9.7/35		\$285.58
41	All of 26-10-45	640	637.9	300.0	424.8/41	29.1/30	3.6/22	2.1/24	2.0/722	\$4,154.50
<b>CHEYENNE COUNTY, CO</b>										
42	All of 31-12-42	640	632.4		(319.4 CRP)	0	0	0	0	\$529.44
<b>TOTALS</b>		<b>19,006</b>	<b>18,490</b>	<b>2139</b>						<b>\$53,012.54</b>



**IRRIGATION INFORMATION:** Tracts 12, 14, 15, 19, 20, 24, 26, 35 and 39 are sprinkler irrigated. All irrigation equipment including 15 center pivot sprinklers are included in the sale. Detailed information on the equipment, well permits and water volume will be available on our website.



Tract 28 includes a farmstead with modern, brick ranch home, shop and other outbuildings, along with approximately 190 acres of pasture. Details available on our website - *Contact Farm & Ranch for a tour of the house.*

**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.*