

640 ACRES CROPLAND - GREELEY COUNTY, KS

LAND ABSOLUTE AUCTION

TUES., MAY 17, 2011 @10:30 AM, MDT

AUCTION LOCATION: 4-H BUILDING, TRIBUNE, KS

SELLERS: KAREN DROBOT,
GARY GRAY AND
ZITA DARLING STOUT TRUST

LAND LOCATION: From the intersection of Hwys 96 and 27 in Tribune, Kansas, go 14 miles South on Highway 27, then 5½ miles West and ½ mile North to Tract 1. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 4 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on 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 June 17, 2011, 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: Mineral rights are 100% intact and will transfer to the Buyer(s) at closing.

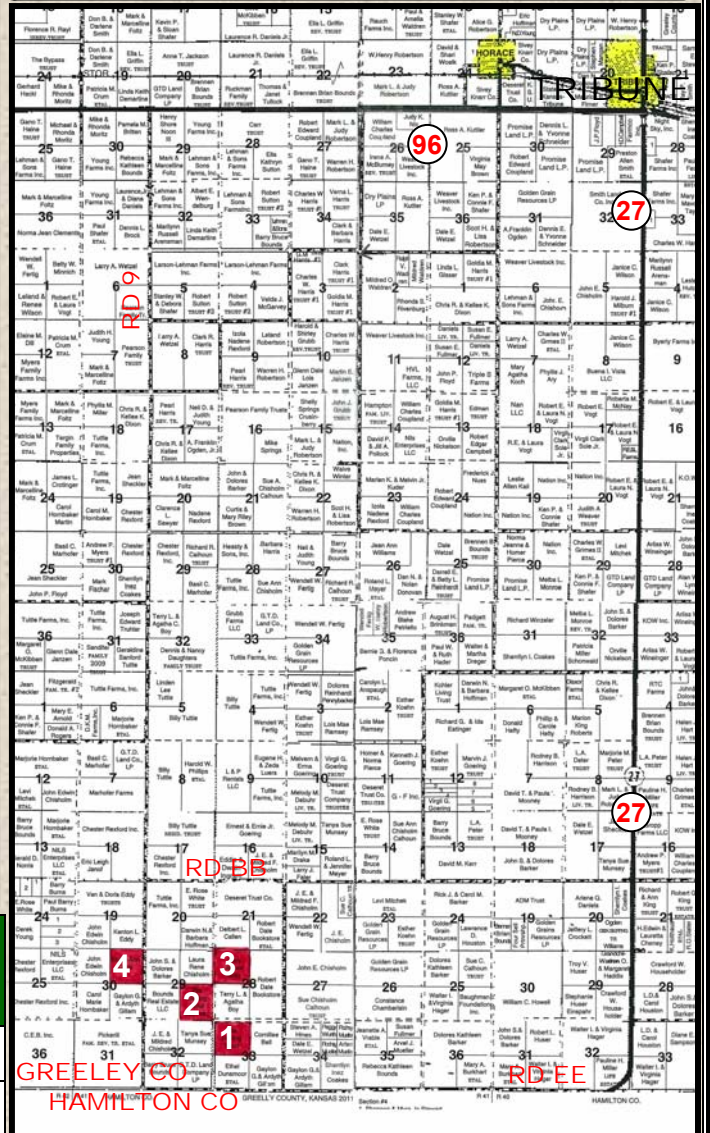
CROPS: Sellers will retain the landlord's 1/3rd share of the 2011 wheat crop. Buyer(s) will receive the landlord's 1/3rd share of the 2011 Spring crop, if any, and the landlord's 1/3rd share of the 2012 wheat crop, if any.

FSA INFORMATION: Buyer(s) will receive the landlord's 1/3rd share of all FSA feed grain payments associated with 2011 crop year, and the landlord's 1/3rd share of all FSA wheat payments associated with the 2012 crop year.

CLOSING: Closing will be on or before June 17, 2011.

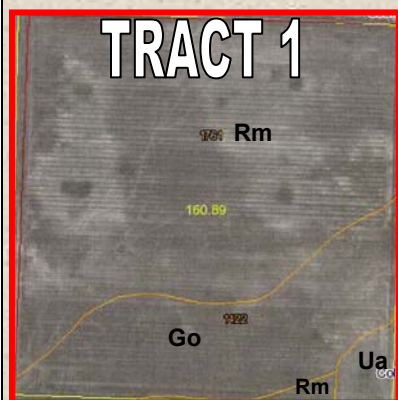
POSSESSION: Date of closing, subject to the tenant's rights.

REAL ESTATE TAXES: Sellers will pay taxes for 2010 and prior years. Taxes for 2011 will be prorated to the date of closing.



| TRACT | LEGAL DESCRIPTIONS | AUCTION ACRES | CROP LAND ACRES | PLANTED WHEAT | WHEAT BASE/YLD | GRAIN SORGHUM BASE/YLD | 2010 TAXES |
|-------|--------------------|---------------|-----------------|---------------|----------------|------------------------|------------|
| 1 | NW/4 of 33-20-41 | 160.0 | 160.9 | Wheat Stubble | 86.7/30 | 9.9/30 | \$284.16 |
| 2 | SE/4 of 29-20-41 | 160.0 | 157.4 | 157.4 | 85.6/30 | 9.8/30 | \$270.57 |
| 3 | NW/4 of 28-20-41 | 160.0 | 165.4 | 165.4 | 88.8/30 | 10.2/30 | \$257.85 |
| 4 | NE/4 of 30-20-41 | 160.0 | 163.8 | Milo Stubble | 89.9/30 | 10.3/30 | \$271.88 |
| | | 640.0 | 647.5 | 320.0 | | | |

INTERNET BIDDING AVAILABLE!
Register by **MAY 6, 2011** to bid online!
Call for details!



SOIL TYPE LEGEND:
Rm – Richfield silt loam- 0-1% slopes
Go – Goshen silt loam
Ua – Ulysses silt loam – 0- 1% slopes
Ud – Ulysses silt loam – 1-3% slopes



EVIDENCE OF TITLE: Sellers 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 Sellers. 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 & 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.

For a virtual tour visit www.farmandranchrealty.com

AUCTIONEER'S NOTE: These farms offer the best Western Kansas has to offer in cropland acres. This land is nearly flat and has very productive soils.

This land has been in the family for many years, truly an outstanding offering of pure cropland. The mineral rights are 100% intact and will go with the land to the Buyer(s).

Signs are posted, so go drive by and take a look at the land. Call Steve Hazlett, listing agent, if you have any questions.

WE WILL SEE YOU AT THE AUCTION ON TUESDAY, MAY 17TH!

FARM & RANCH REALTY, INC.

STEVE HAZLETT, Agent (785-443-3110)

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!"

