



FARM & RANCH REALTY, INC.
 PO BOX 947
 COLBY, KS 67701

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 COLBY KS
 PERMIT NO 141

LAND AUCTION
2,922 +/- ACRES CROPLAND, CRP & GRASS
WASHINGTON & LINCOLN COUNTIES, CO
APRIL 29, 2009
FLAGLER, COLO

Please Post



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. Buyer(s) may close as soon as closing documents are prepared-no later than May 28, 2009.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Seller nor 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.

ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a Contract to Buy and Sell Real Estate immediately following the auction. Copies of the contracts will be available from the auction company prior to the sale.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to any oil and gas leases of record.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the Exclusive Agents of the Seller.

