

285+/- ACRES GOVE COUNTY, KS CROPLAND & GRASS

"Multi-Parcel"

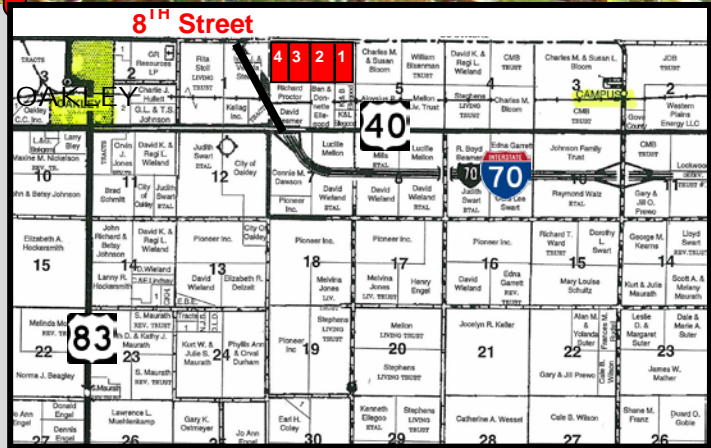
LAND AUCTION

ABSOLUTE

TUESDAY, NOV. 1, 2011 @ 10:30 AM, CDT

SELLERS:
MOELLERING TRUSTS

AUCTION LOCATION: COMMUNITY ROOM IN
COURTHOUSE BASEMENT, OAKLEY, KS



LEGAL DESCRIPTIONS:

- TRACT 1: 77.0+ cropland acres in the NE/4 of 6-11-31
- TRACT 2: 72.0+ grassland acres in the NE/4 of 6-11-31
- TRACT 3: 82.0+ grassland acres in the NW/4 of 6-11-31
- TRACT 4: 55.0+ cropland acres in the NW/4 of 6-11-31



LOCATION: From the I-70 exit 76 at Mitten's truck stop in Oakley, Kansas, go 1 mile East and 1/2 mile North to the SE corner of 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 the combinations of tracts during the auction as determined by the auction company. 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 December 2, 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: Sellers will retain 50% of the mineral rights for a term of 10 years, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Buyer will receive the landlord's 1/3rd share of the 2012 planted wheat crop on Tract 4. See chart below for planted wheat acres.

FSA INFORMATION:

Tract 1: Buyer will receive 100% of all FSA payments associated with the 2012 crop year.

Tract 4: Buyer will receive the landlord's 1/3rd share of all FSA wheat payments, and 100% of all feed grain payments associated with the 2012 crop year.

CLOSING: Closing will be on or before December 2, 2011.

POSSESSION:

Tracts 1, 2 and 3: Date of closing.

Tract 4: After the 2012 wheat harvest.

REAL ESTATE TAXES: Sellers will pay taxes for 2011 and prior years. See chart below for 2010 tax amounts.

INTERNET BIDDING AVAILABLE!
Register by October 20th – Call for details!

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 contract 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.

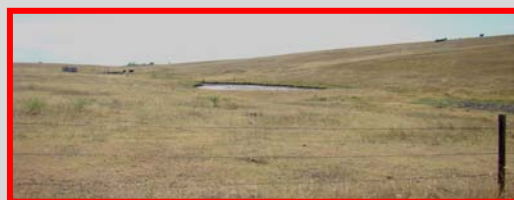
INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied. 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 any oil and gas leases of record, if any.

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

TRACTS	AUCTION ACRES	CROP LAND ACRES	GRASS ACRES	PLANTED CROP ACRES	WHEAT BASE/DCP YLD	GRAIN SORGHUM BASE/DCP YLD	BARLEY BASE/D CP YLD	2010 TAXES
1	77.0	76.4		2011 76.4 milo	42.5/33	7.4/44	2.8/34	Taxes are combined for \$209.22
2	72.0		71.0					
3	81.0		81.0					Taxes are combined for \$161.87
4	55.0	54.2		2012 54.2 wheat	29.7/33	5.2/44	1.9/34	
TOTAL	285.00	130.6	152.1	130.6				

For a virtual tour visit
www.farmandranchrealty.com



FARM & RANCH REALTY, INC.

STEVE HAZLETT, Agent (785-443-3110)

1420 W. 4th • Colby, KS 67701

(800) 247-7863 TOLL FREE

Donald L. Hazlett

Broker/Auctioneer



"When you list with Farm & Ranch, it's as good as SOLD!"

AUCTIONEER'S NOTE: The heirs of Reynold and Hilda Moellering will sell this nice half section of cropland and grass at ABSOLUTE PUBLIC AUCTION on Tuesday, November 1st. It will be offered in 4 tracts and combinations.

Tracts 1 and 4 are excellent cropland. Tracts 2 and 3 are good pasture with great potential as a building site, place for horses or 4-H projects.

The land is located straight East of Oakley on 8th Street – just 1 mile East of the cemetery. **BUY 1 TRACT OR BUY THEM ALL – BUYER(S) CHOICE.**

SEE YOU AT THE AUCTION.