

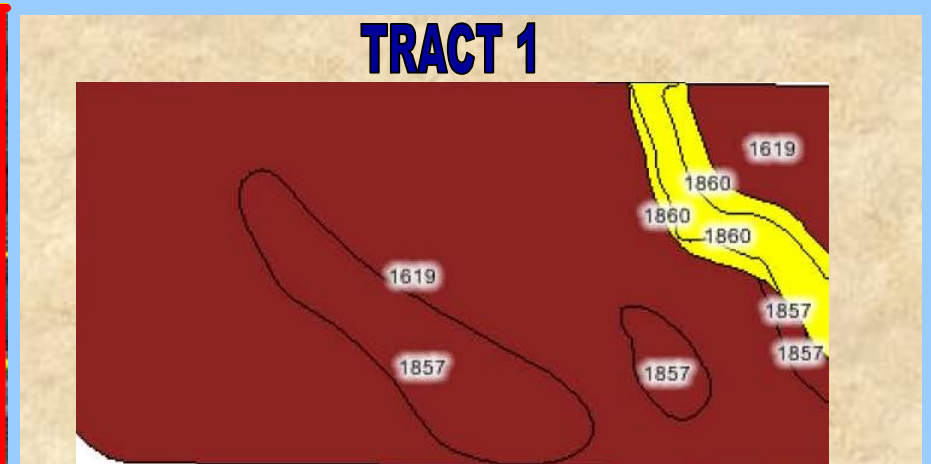
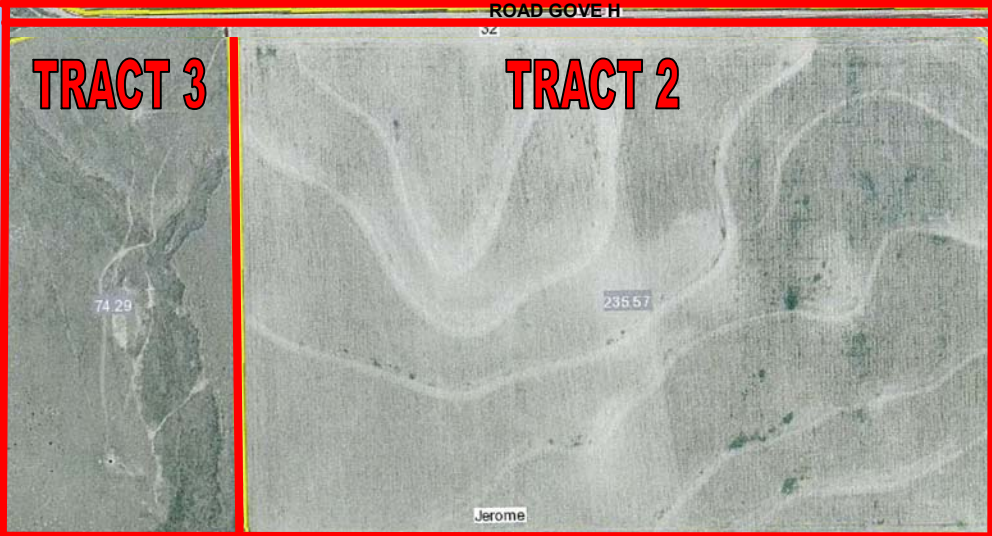
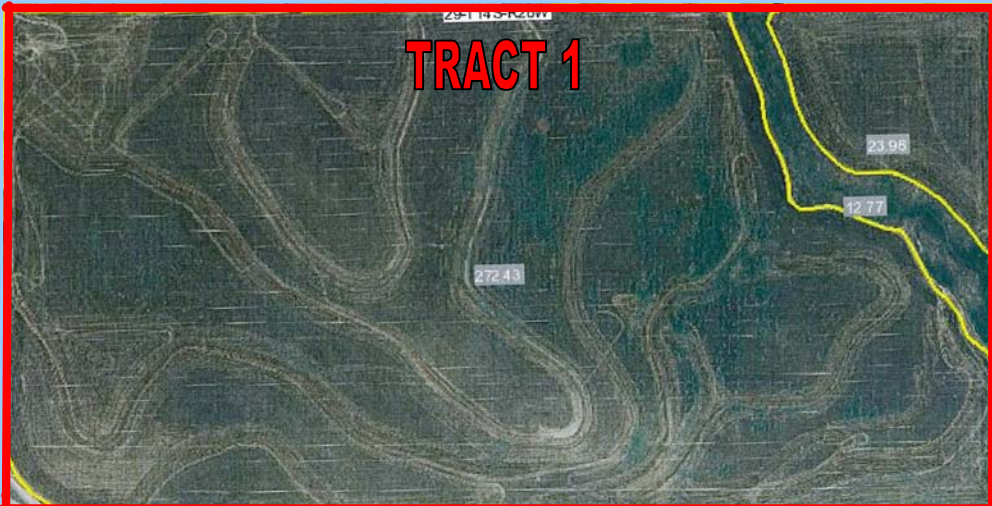


FARM & RANCH REALTY, INC.

PO Box 947
Colby, Kansas 67701

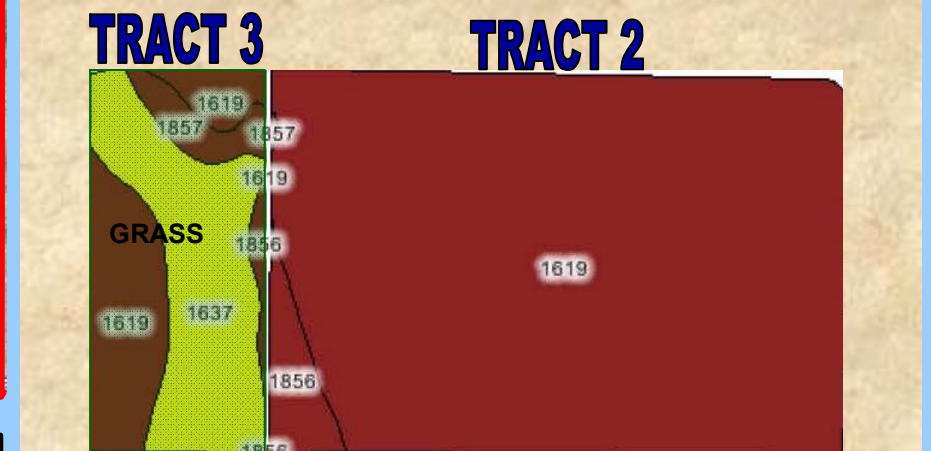
LAND AUCTION
640 ACRES CROPLAND & GRASS -
GOVE COUNTY, KS
NOV. 19, 2008

Please Post



SOILS LEGEND

- 1619 Keith silt loam 0-1%
- 1857 Ulysses silt loam 1-3%
- 1860 Ulysses silt loam 6-15%



INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & 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.

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 Seller.