

# 400 ACRES GRASSLAND, CROPLAND & CRP PLUS 400 ACRES OF MINERAL RIGHTS

**ELLIS COUNTY,  
KANSAS**

# LAND ABSOLUTE AUCTION

**TUESDAY, MAY 24, 2011 @ 10:30 AM, CDT**

**SELLERS:**

TRACTS 1 & 2: RITA MARIE PIRKL  
TRACTS 3 & 4: WILSON FARMS

**AUCTION LOCATION:**

UNREIN BLDG AT THE ELLIS COUNTY  
FAIRGROUNDS, HAYS, KANSAS

**LAND LOCATION:** SEE MAP! **SIGNS WILL BE POSTED!!**

**MANNER OF SALE:** This real estate will be offered as a "MULTI-PARCEL" auction in 4 individual tracts. 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 24, 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.** Tracts 1 and 3 will convey surface rights only. Tract 2 and 4 are 100% of the mineral rights under Tracts 1 and 3.

**CROPS:** Seller will retain the 54.3 acres of growing wheat on Tract 3. There are no growing crops on Tracts 1, 2 & 4.

**FSA INFORMATION:** Buyer will receive 100% of all FSA payments associated with the 2012 crop year on Tract 3.

**CRP PAYMENTS:** The 2011 CRP payments on Tract 3 will be prorated to the date of closing.

**CLOSING:** Date of closing will be on or before June 24, 2011.

**POSSESSION:**

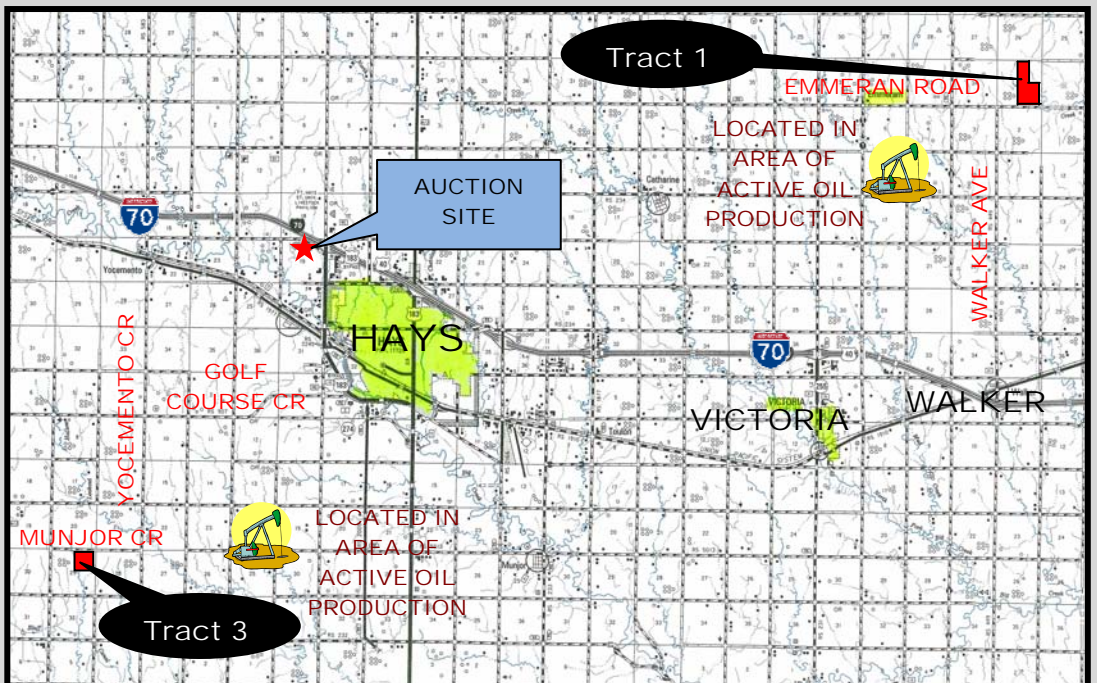
Tracts 1, 2 & 4: Date of closing.

Tract 3: Date of closing on the grassland and CRP acres, and after the 2011 wheat harvest on the planted wheat acres.

**REAL ESTATE TAXES:** Seller will pay taxes for all of 2010 and prior years. Taxes for 2011 will be prorated to the date of closing. See chart below for 2010 tax amounts.

**LEGAL DESCRIPTIONS:**

TRACT 1: SE/4 & W/2NE/4 OF SECTION 35-12-16  
TRACT 2: 100% OF THE MINERAL RIGHTS IN AND UNDER TRACT 1  
TRACT 3: NE/4 OF SECTION 29-14-19  
TRACT 4: 100% OF THE MINERAL RIGHTS IN AND UNDER TRACT 3



For a virtual tour visit  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



TRACT	AUCTION ACRES	GRASS LAND ACRES	CROP LAND ACRES	PLANTED WHEAT ACRES	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	WHEAT BASE/YLD	2010 TAXES
1	240.0	238.6						\$ 159.84
2	100% of the Mineral Rights in and under Tract 1							
3	160.0	23.9	62.4	54.3	13.4 46.1 14.2	\$39.25/\$526/9-30-2016 \$37.10/\$1,710/9-30-2016 \$35.04/\$498/9-30-2015	62.4/34	\$ 261.50
4	100% of the Mineral Rights in and under Tract 3							
	400.0	262.5	62.4	54.3	73.7			

**INTERNET BIDDING AVAILABLE! Register by MAY 13, 2011 to bid online! Call for details!**

## FARM & RANCH REALTY, INC.



**SCOTTY LEGERE, Listing Agent (785-650-9970)**

1420 W. 4<sup>th</sup> • Colby, KS 67701

Toll Free: 800-247-7863

**DONALD L. HAZLETT**

BROKER/AUCTIONEER



**AUCTIONEER'S NOTE:** Tract 1 is all grassland with good turf of natural grasses, and 3 & 4 wire perimeter fence. Water is supplied by a pond and Post Rock Rural Water. There is immediate possession with good county road access. The current tenant on Tract 1, Mike Younger (785-735-5062), would like to continue farming this land.

Tract 3 offers productive cropland, and small acreage of hay meadow bordered on the North by an improved county road.

**SEE YOU AT THE AUCTION!**

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

