



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

LAND AUCTION

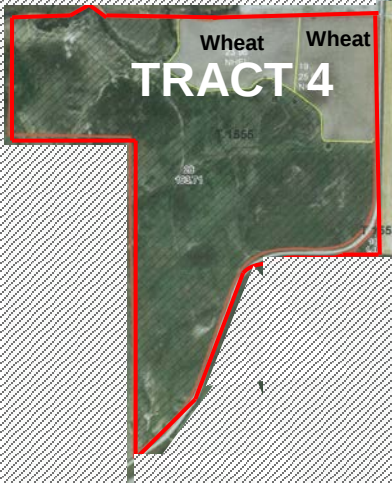
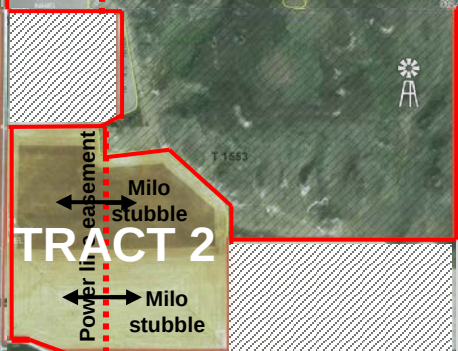
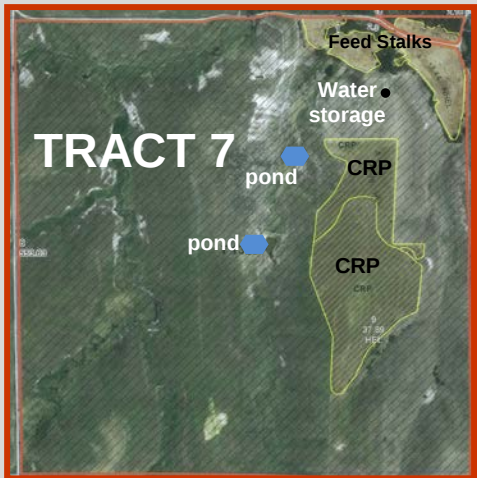
PRSRT STD
US POSTAGE
PAID
COLBY KS
PERMIT NO 141

~ April 2015 ~

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	See you at the auction	

2,565+/- ACRE GRASS RANCH & CROPLAND
RUSSELL COUNTY, KANSAS

Please Post



SURVEY: In the event Tracts 2 and 3 sell separately, Sellers will provide a survey, at Seller's expense, sufficient to provide title insurance and convey title to the Buyers at closing.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. FSA acres may not be the same as deeded acres. The number of acres are not guaranteed by title insurance.

ACCEPTANCE OF BIDS: The successful bidders 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.

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.

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.

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*.