

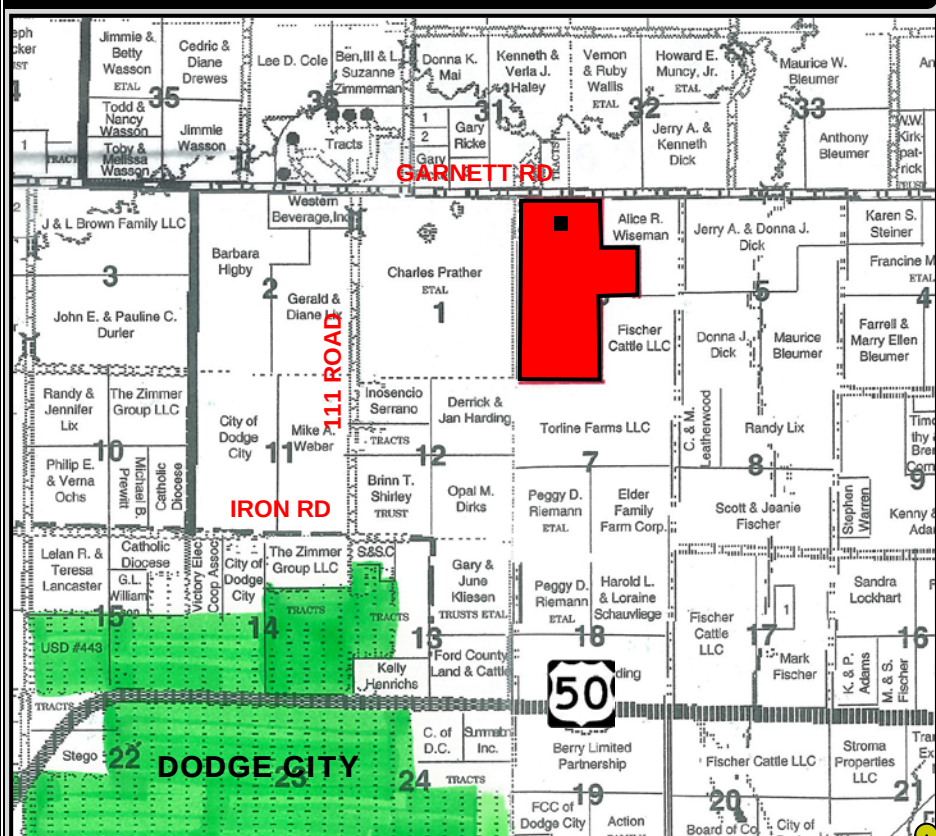
400 ACRES GRASS & COUNTRY HOME LAND **ABSOLUTE** AUCTION

THURSDAY, APRIL 16, 2015 @10:30 AM, CDT
FORD COUNTY, KANSAS

**AUCTION LOCATION: MAGUIRK
CONFERENCE CENTER AT BOOT HILL
CASINO, DODGE CITY, KANSAS**

LEGAL DESCRIPTIONS:

W/2 & SW/4NE/4 OF SECTION 6-26-24



INTERNET BIDDING AVAILABLE!

Register by April 6, 2015 to bid online!
Call for details!

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 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.

EVIDENCE OF TITLE: Sellers will provide title insurance to the Buyer in the amount of the purchase price with the premium to be paid one-half by the Buyer 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 nor 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 any oil and gas leases of record.

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

For a Virtual Tour visit

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

1420 W. 4th • Colby, KS 67701

TOLL FREE (800) 247-7863

Donald L. Hazlett
Broker/Auctioneer

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

SELLERS:

ROSS & STEPHANIE NIEDENS

LAND LOCATION: From the intersection of Iron Road and 111 Road, go 2 miles North to Garnett Road, and 1 mile east to the NW corner of the property. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered in one tract only. 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 May 15, 2015, 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 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 will take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: **MINERAL RIGHTS ARE BELIEVED TO BE 100% INTACT** and Sellers will retain 50% of the mineral rights for a term of 20 years or as long as production, if any, exists.

CLOSING: Closing will be on or before May 15, 2015.

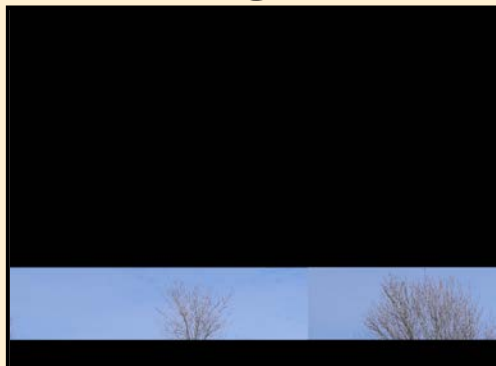
POSSESSION: Date of closing on the grass acres and June 1, 2015, on the house and farmstead.

REAL ESTATE TAXES: Sellers will pay taxes for 2014 and prior years. Taxes for 2015 will be prorated to the date of closing. (2014 taxes = \$296.18)

FARMSTEAD

OPEN HOUSE:

Wednesday, APRIL 15, 2015
1:00 to 3:00 PM
Also shown by appointment --
Call Farm & Ranch Realty, Inc.
@1-800-247-7863



Improvements include a 3 bedroom, 2 bathroom Kit modular home with a wood burning fireplace, and several utility buildings.



AUCTIONEER'S NOTE: Don't miss this **ONCE-IN-A-LIFETIME OPPORTUNITY** to purchase **400 ACRES OF EXCELLENT PASTURE** with modest home and feeding area within one mile of Dodge City, located on blacktop road (11231 Garnett Road) with easy access to the city. This property could be divided into tracts with exceptional building sites. It has handled up to 40 cow/calf pairs with facilities to feed livestock, or **WHAT A GREAT HORSE PROPERTY!**

The house is a 1988 24'X74' Kit modular home with 3 bedrooms, 2 baths, large master bedroom and master bath. Great location to build your dream home. Propane heat with AC, well and other livestock buildings included in the sale, **YOU HAVE TO SEE IT TO BELIEVE IT!**

For a tour of the property, attend the **OPEN HOUSE THE DAY BEFORE THE AUCTION FROM 1-3PM** or call for a private showing. Immediate possession is available on the pasture with the home available by June 1, 2015.

SEE YOU AT THE AUCTION!