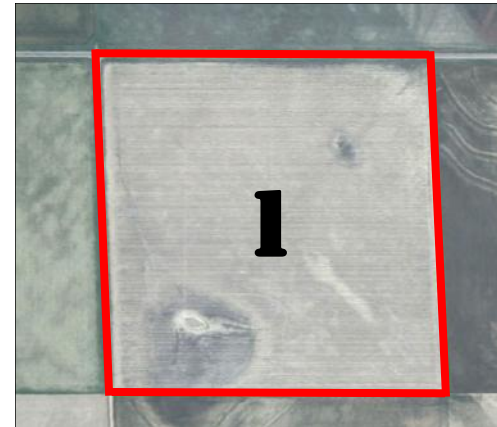


484± AC. YUMA COUNTY, COLO. CROPLAND

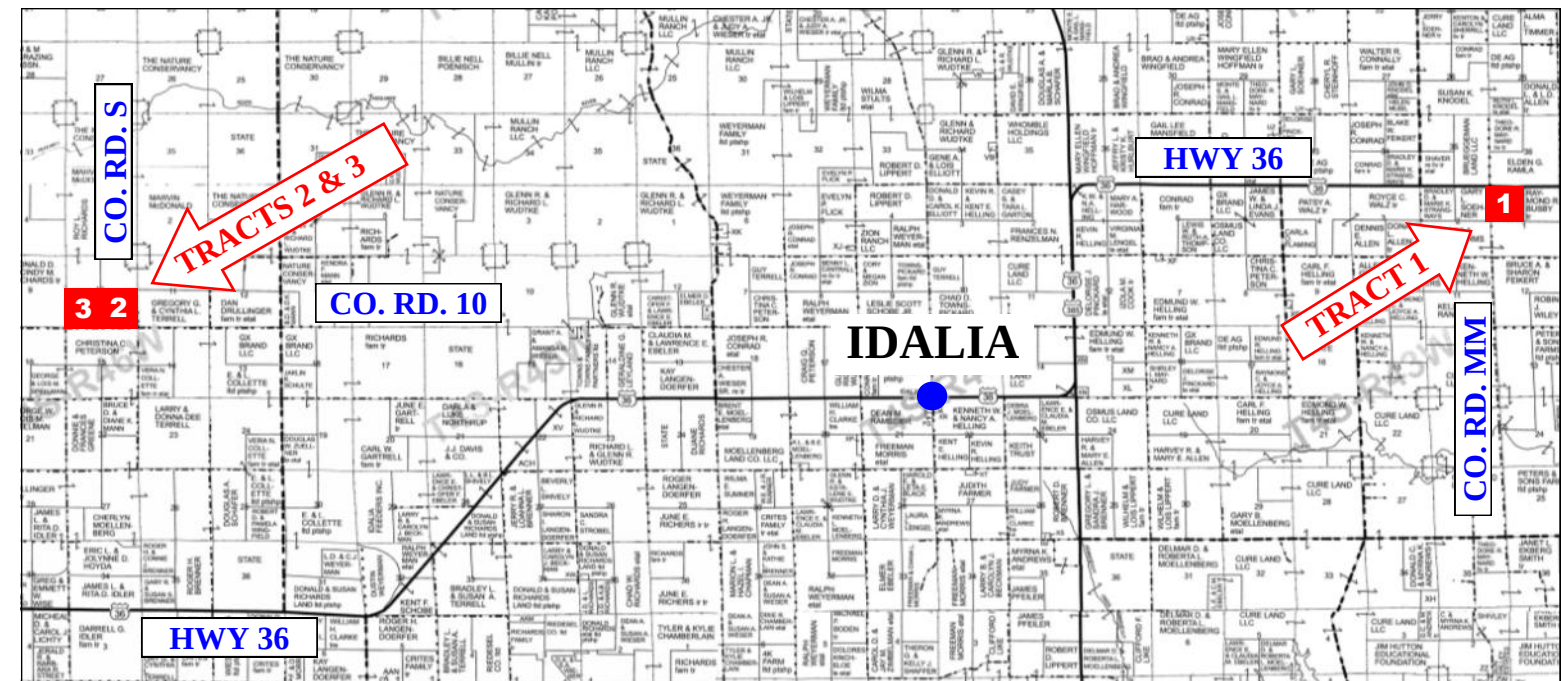
PROPERTY TO SELL AT AUCTION MARCH 11!



TRACT #1 — 160± ACRES

T4S-R43, Section 1: NW¼
 160± acres dryland
 151.24± acres wheat stubble
 Wheat Base: 27.42 ac.; 75 bu. yld.
 Corn Base: 76.43 ac.; 154 bu. yld.
 Possession day of closing
 Approx. 2014 taxes: \$372.84

BUYERS - This is a great opportunity! - Quality farmland in southern Yuma County does not come available for purchase very often. This property is no different; it has been held in the same family for nearly a century. Don't miss this sale!



TRACT #3 — 162± ACRES

T4S-R46, Section 10: SW¼
 134± acres CRP
 28± acres Grass
 CRP Contract @ \$35/ac. exp. 9/30/20
 Possession day of closing
 Approx. 2014 Taxes: \$272.38



TRACT #2 — 162± ACRES

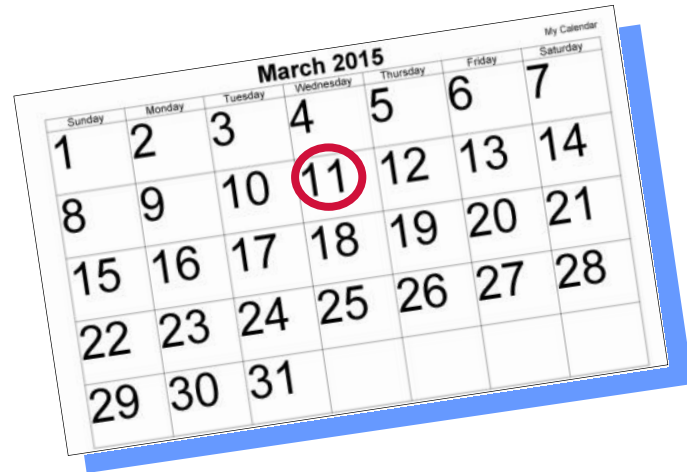
T4S-R46, Section 10: SE¼
 120± acres irrigated circle; 24± acres dryland; 12± acres grass; 6± acres CRP
 CRP Contract @ \$35/ac. expires 9/30/20
 Irrigated acres planted to wheat. Possession after harvest on planted ac.
 1997 Valley sprinkler; 100 HP electric motor; Recent well work
 Corn Base: 86.4 ac.; 154 bu. yld.; Wheat Base: 30.99 ac.; 75 bu. yld.
 Approx. 2014 Taxes: \$694.53





SHAY REALTY, INC.

107 E. WASHINGTON ST.
ST. FRANCIS, KS 67756
785-332-2566
WWW.SHAYREALTY.COM



THANK YOU FOR POSTING!

**DON'T MISS THIS OPPORTUNITY
TO OWN PRODUCTIVE AG-LAND IN
YUMA COUNTY, COLORADO!**



TERMS & CONDITIONS

MANNER OF SALE Sale is absolute with the property selling to the highest bidder auction day without minimum or reserve. Real estate will be offered in individual tracts and combinations of tracts. The property will sell in the manner which produces the highest price for the Seller.

TERMS 15% of the contract price will be due immediately after the auction, with the balance due at closing, on or before April 8, 2015. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisals, surveys or inspections. Financing, if necessary, should be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract immediately following the auction. Example copies of the contract will be available prior to the sale.

EVIDENCE OF TITLE Seller will provide title insurance to Buyer in the amount of the purchase price, premium paid by Seller. Title insurance policy commitments will be available on sale day or prior to upon request.

INSPECTIONS There is no inspection period in the contract, therefore, each potential bidder is responsible for conducting his own independent inspections and due diligence concerning pertinent facts about the property prior to the auction. All information is deemed to be from reliable sources. Neither the Seller nor Shay Realty, Inc. is making any warranties about the property, either expressed or implied. To schedule inspections of the property, contact Shay Realty, Inc.

ACREAGES All acreages are considered to be approximate and tracts will be sold by acres advertised. The acreage figures are from sources believed to be reliable. All FSA information is subject to change. The FSA acres may not be the same as deeded acres.

LEASES The irrigated acres planted to wheat on Tract 2 are subject to the current 50/50 farming lease until after wheat harvest and Buyer will take the Owner's position in the crop split and expenses. No other acres are subject to farming leases.

TAXES All taxes are considered approximate. Seller will pay the 2014 and prior years' taxes. Buyer shall be responsible for all of the 2015 property taxes.

FSA PAYMENTS & CRP CONTRACT Buyer shall receive all future FSA payments. Buyer shall assume the position, responsibilities and obligations of the Seller in all FSA and CRP contracts. Buyer of Tracts 2 & 3 shall receive the 2015 and future CRP payments.

SPRAYING EXPENSES Buyer of Tract 1 shall reimburse, at closing, the 2014 tenant farmer \$7600.76 for completed spraying operations. Buyer of Tract 2 shall reimburse, at closing, the 2014 tenant farmer \$1180.46 for completed spraying operations on the dry-crop acres.

MINERAL RIGHTS Seller owns 1/2 of the oil, gas, geothermal, and mineral rights to the property. Buyer shall receive all mineral rights owned by the Seller.

EASEMENTS Sale is subject to all rights of way and easements, whether recorded or not, and subject to any oil and gas leases of record.

SURVEYS There have been no surveys of the individual tracts. The tracts will sell by descriptions advertised – Seller will not provide any surveys. Surveys, if desired, shall be the responsibility of the Buyer. Tract boundaries may not be fenced and existing fences may not lie on the property boundary lines. Neither the Seller nor Shay Realty, Inc. is making any warranties as to the exact location of fences, tract or property boundaries.

WATER All water rights owned by Seller shall go to the Buyer. Tract 2 irrigation well permit shall be transferred to Buyer. All Bidders should satisfy themselves as to their individual water concerns. Neither the Seller nor Shay Realty, Inc. is making any warranties pertaining to water or its availability, either expressed or implied.

POSSESSION Possession shall be on the day of closing except for the irrigated acres planted to wheat on Tract 2.

AGENCY The Listing Broker with Shay Realty, Inc. is the Seller's Agent. No compensation for other agents available for this transaction. Announcements made at the auction are in addition to and take precedence over any printed material or prior representations.

LAND AUCTION

**484± ACRES YUMA COUNTY, COLORADO
DRYLAND, IRRIGATION & CRP**

TO SELL IN 3 TRACTS OR COMBINATIONS

PETERSON INVESTMENTS - FRISCO, LLC., SELLER



**GRAINERY BAR & GRILL
US HIGHWAY 36**

IDALIA, COLORADO

MARCH 11, 2015

WEDNESDAY • 1:00 P.M. MT



SHAY REALTY, INC.