960 ACRES CROPLAND & GRASS, GOVE & SHERIDAN CO, KS

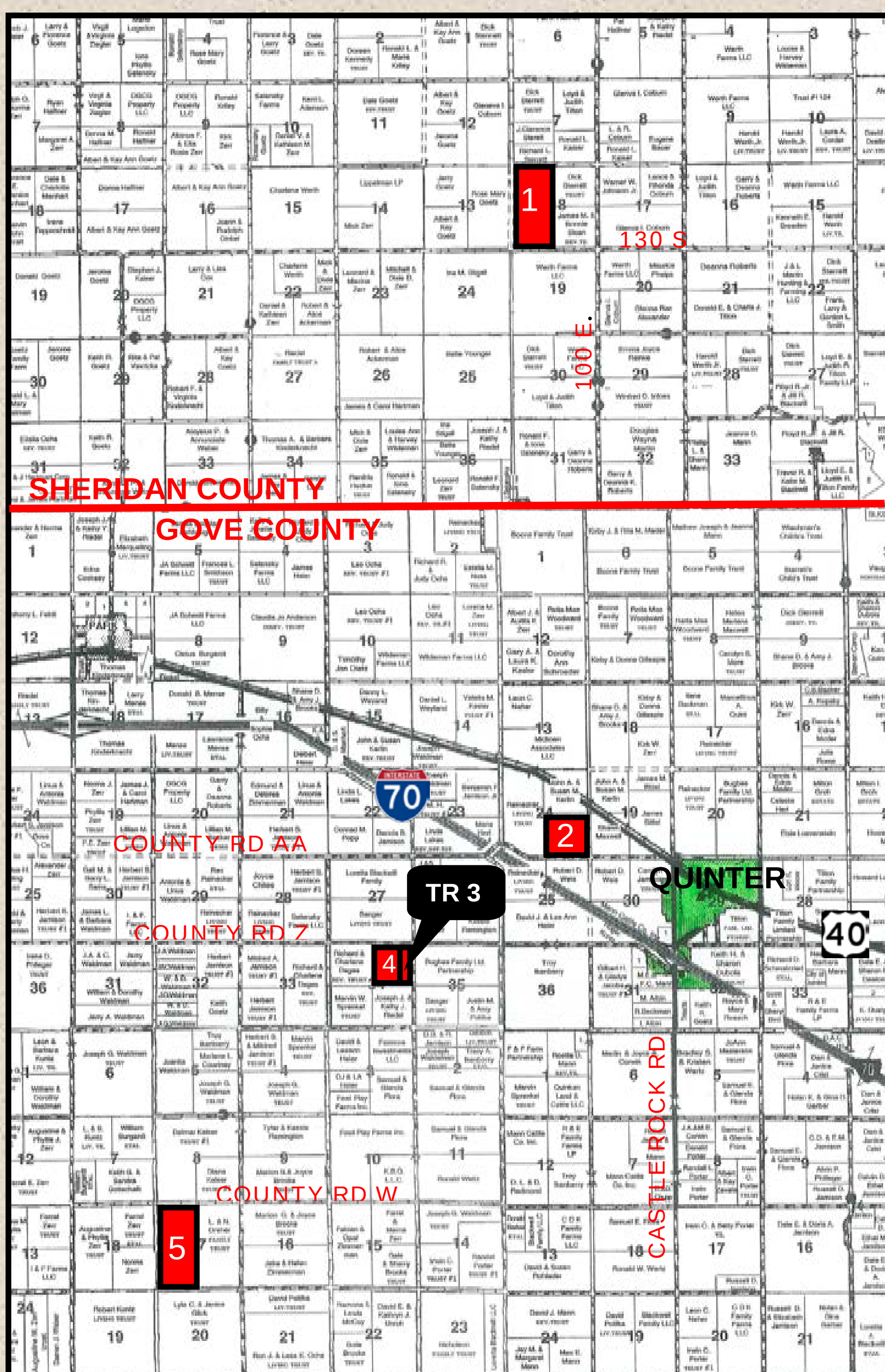
"Multi-Parcel" ABSOLUTE LAND AUCTION

FRIDAY, NOV 21, 2014 @10:30 AM, CST

AUCTION LOCATION:
QUINTER COMMUNITY ROOM AT CITY HALL
QUINTER, KS

SELLER: BILLIE H. FLORA TRUST

LEGAL DESCRIPTIONS:
TRACT 1: W/2 OF SECTION 18-10-26
TRACT 2: SE/4 OF SECTION 24-11-27
TRACT 3: All the grass acres in NE/4 OF SECTION 34-11-27
TRACT 4: All of the cropland acres in NE/4 OF SECTION 34-11-27
TRACT 5: W/2 OF SECTION 17-12-27



LOCATION: **See location map!! SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 5 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on tracts, tract combinations, and the total property may compete. 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 December 19, 2014, or upon such terms as may be acceptable to the Seller. 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 take precedence over all printed material and previously made oral statements.***

MINERAL RIGHTS: Buyer WILL RECEIVE 25% of the mineral rights at closing. Seller will retain 75% of the mineral rights perpetually.

CROPS: Tenants will retain 100% of the 2015 wheat crop under the current cash lease agreements.

FSA INFORMATION: Any FSA farm program payments associated with the 2014 and future crop years under the 2014 farm bill will be subject to FSA program elected provisions at the time of signup. Seller and/or Tenants will retain any payments associated with the 2014 crop year, and Buyer will receive the landlord's share, if any, of any payments associated with the 2015 and future crop years. *See chart below for estimated FSA base acres & yields.*

CLOSING: Closing will be on or before December 19, 2014.

POSSESSION: Date of closing on the open cropland and grass acres, and after the 2015 wheat harvest or August 1, 2015, whichever date occurs first, on the acres planted to wheat.

REAL ESTATE TAXES: Seller will pay taxes for 2014 and prior years. *See chart below for 2013 taxes.*

TRACT	AUCTION ACRES	CROPLAND ACRES	GRASS LAND ACRES	PLANTED WHEAT ACRES	WHEAT BASE/ DIRECT YLD	GRAIN SORGHUM BASE/ DIRECT YLD	BARLEY BASE/ DIRECT YLD	2013 TAXES
1	320	303.82		303.82	149.5 / 36	37.1 / 48	19.9 / 39	$1,310.18
2	160	155.86			78.1 / 36	19.4 / 48	10.3 / 39	$ 807.08
3	42		42.0±					$ 592.68
4	118	115.17			56.7 / 36	14.1 / 48	7.5 / 39	
5	320	292.18	27.82±	188.00	144.80 / 36	36.00 / 48	19.30 / 39	$1,373.92
	960	867.03		491.82				

FOR A VIRTUAL TOUR VISIT www.farmandranchrealty.com

FARM & RANCH REALTY, INC.
NEAL MANN, LISTING AGENT
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DONALD L. HAZLETT
BROKER/AUCTIONEER
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INTERNET BIDDING AVAILABLE
Register by November 10, 2014 to bid online.
Call for details.

AUCTIONEER'S NOTE: **GREAT LAND CLOSE TO QUINTER, KANSAS AND I-70. The Flora family will again offer property for sale at absolute public auction. These farms are in a very strong farming community and have continuously had good yields.**

Contact *NEAL MANN* for further information and details about this land auction at *785-635-2102*. *We are looking forward to seeing you at Quinter on Friday, November 21st!*