



FARM & RANCH REALTY, INC.
PO Box 947
Colby, Kansas 67701

LAND ABSOLUTE AUCTION



1942+/- ACRES KEARNY CO, KS
PIVOT IRRIGATED CROPLAND & GRASS

Please Post

IRRIGATION INFORMATION

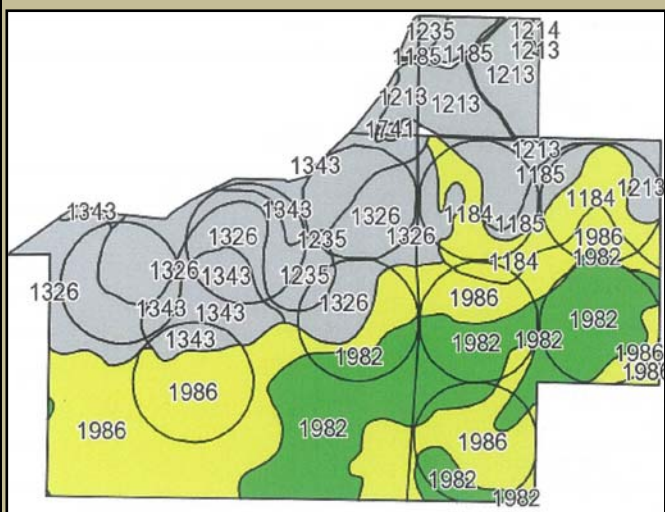
WATER RIGHTS:

- TRACT 1: FILE #12633-D2** There is one irrigation well on Tract 1 covered under Water Right File #12633-D2 and is permitted for 240 AF at 1650 GPM and 200 South Side Ditch Association Shares.
- TRACT 2: FILE #27345-D1** There is one irrigation well on Tract 2 covered under Water Right File #27345-D1 and is permitted for 260 AF at 645 GPM.
- TRACT 3: FILE #27345-D1** There is one irrigation well on Tract 3 covered under Water Right File #27345-D1 and is permitted for 260 AF at 850 GPM.
- TRACT 4: FILE #27345-D2** There is one irrigation well on Tract 4 covered under Water Right File #27345-D2 and is permitted for 260 AF at 775 GPM.
- TRACT 5: FILE #12633-D1** There is one irrigation well covered under Water Right File #12633-D1 and is permitted for 520 AF at 1115 GPM.
- FILE #27349-4** There is one irrigation well covered under Water Right File #27349-4 and is permitted for 230 AF at 685 GPM.
- FILE #15296** There is one irrigation well covered under Water Right File #15296 and is permitted for 203 AF at 731 GPM.
- FILE #27349-1** There is one irrigation well covered under Water Right File #27349-1 and is permitted for 260 AF at 815 GPM.
- FILE #27350** There is one irrigation well covered under Water Right File #27350 and is permitted for 260 AF at 620 GPM.

IRRIGATION EQUIPMENT:

- 7-Tower Valley Sprinkler with Drops, Hi Efficiency Vertical Electric motor.
- 8-Tower T&L Sprinkler vertical, electric motor.
- 7-Tower T&L Sprinkler, vertical, electric motor.
- 8-Tower T&L Sprinkler, vertical electric motor.
- 2013 Valley Sprinkler 8-Tower Poly Lined Model 700P serial #11003998, vertical electric motor, drop nozzle, poly tires.
- 8-Tower T&L Sprinkler, vertical electric motor.
- 7-Tower T&L Sprinkler, vertical electric motor.
- 8-Tower T&L Sprinkler vertical electric motor.
- 8-Tower T&L Sprinkler, vertical electric motor.

FOR A VIRTUAL TOUR visit
www.farmandranchrealty.com



SOIL LEGEND

- 1986- Valent-Vona loamy fine sands, 0-15%
1982- Valent fine sand, 5-20%
1326- Bayard Find sandy loam, 0-1%
1213- Las clay loam, moderately deep occasionally flooded.
1343- Bridgeport clay loam, saline, rarely flooded
1235- Las-Las Animas complex, occasionally flooded.
1184- Las Animas loamy sand, occasionally flooded.
1185- Las Animas sandy loam, occasionally flooded.
1741- Pleasant silty clay loam, ponded
1214- Las clay loam, deep, occasionally flooded

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

SURVEY: In the event the tracts sell separately, Sellers will provide a survey where needed sufficient to provide title insurance and convey title to the Buyer(s) at closing.

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a purchase contract immediately following the auction. Copies of the contracts will be available from the auction company prior to the sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. All FSA information is subject to change, including but not limited to the number of cropland acres, grass acres, base acreages and yields. FSA acres may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

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*.

Domestic well located in the southeast corner of Tract 4 has a pipeline to hydrants that goes to each pivot for each livestock tank. There is a shared domestic water well located on the NE/4 of Section 19-25-36. Call Steve for details!

