

LAND AUCTION

**1,021± ACRE YUMA COUNTY, COLORADO
RIVERBOTTOM, HOME, GRASS & CRP
TO SELL IN 11 TRACTS OR COMBINATIONS
GOODMAN FAMILY, SELLERS**

**COBBLESTONE INN & SUITES
35952 U.S. HIGHWAY 385
WRAY, COLORADO
APRIL 23, 2014**

WEDNESDAY • 9:30 A.M. MT

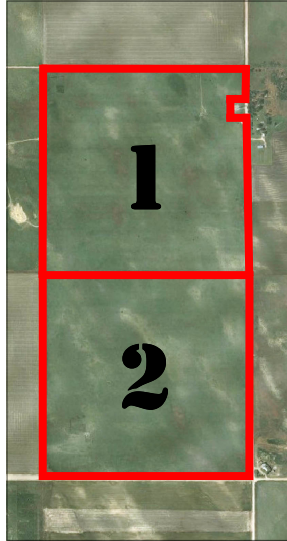


SHAY REALTY, INC.

SCENIC 1,021 ± ACRE RURAL WRAY, COLO.

TRACT #1 — 159± AC. T1N-R45W

Sec. 3: NE¼, less 1 ac. tract
Bidding on 159± Acres CRP
Contract expires 9/30/22
\$34.82/Ac. annual payment
No oil, gas or mineral rights
Approx. 2013 Taxes: \$170.01



CRP & MINERALS



TRACT #2 — 160± AC. T1N-R45W

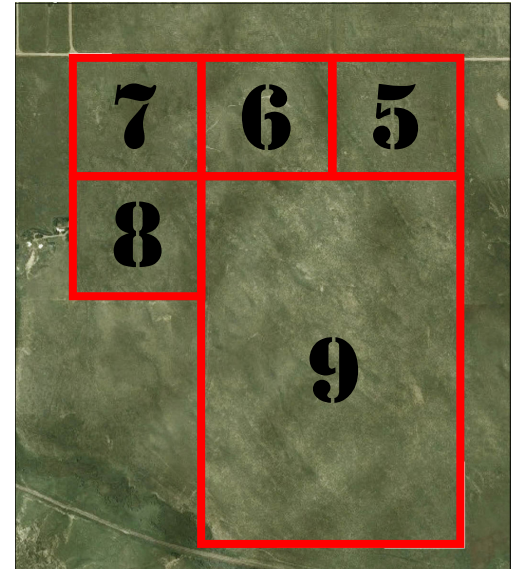
Section 3: SE¼
Bidding on 160± Acres CRP
Contract expires 9/30/22
\$34.82/Ac. annual payment
No oil, gas or mineral rights
Approx. 2013 Taxes: \$138.73

TRACT #3 — MINERAL RTS.

Mineral rights for Tract #1 Land
T1N-R45W
Sec. 3: NE¼
Bidding on minerals for 160 Ac.
One current producing Gas Well

TRACT #4 — MINERAL RTS.

Mineral rights for Tract #2 Land
T1N-R45W
Section 3: SE¼
Bidding on minerals for 160 Ac.
No current Production
Approx. 2013 Taxes: \$20.01



TRACT #5 — 40± AC. T2N-R44W

Section 34: NW¼NW¼
Bidding on 40± Acres Grass
Seller's Mineral Rights included
Borders County Road 37
May be subject to 40' access easement on E. edge for Tract #9
Approx. 2013 Taxes: \$21.09



TRACT #6 — 40± AC. T2N-R44W

Section 33: NE¼NE¼
Bidding on 40± Acres Grass
Seller's Mineral Rights included
Borders County Road 37
Approx. 2013 Taxes: \$21.04

TRACT #8 — 40± AC. T2N-R44W

Section 33: SW¼NE¼
Bidding on 40± Acres Grass
Seller's Mineral Rights included
If no access from adjoining land, then from easement on W. edge of Tract #7
Approx. 2013 Taxes: \$21.04

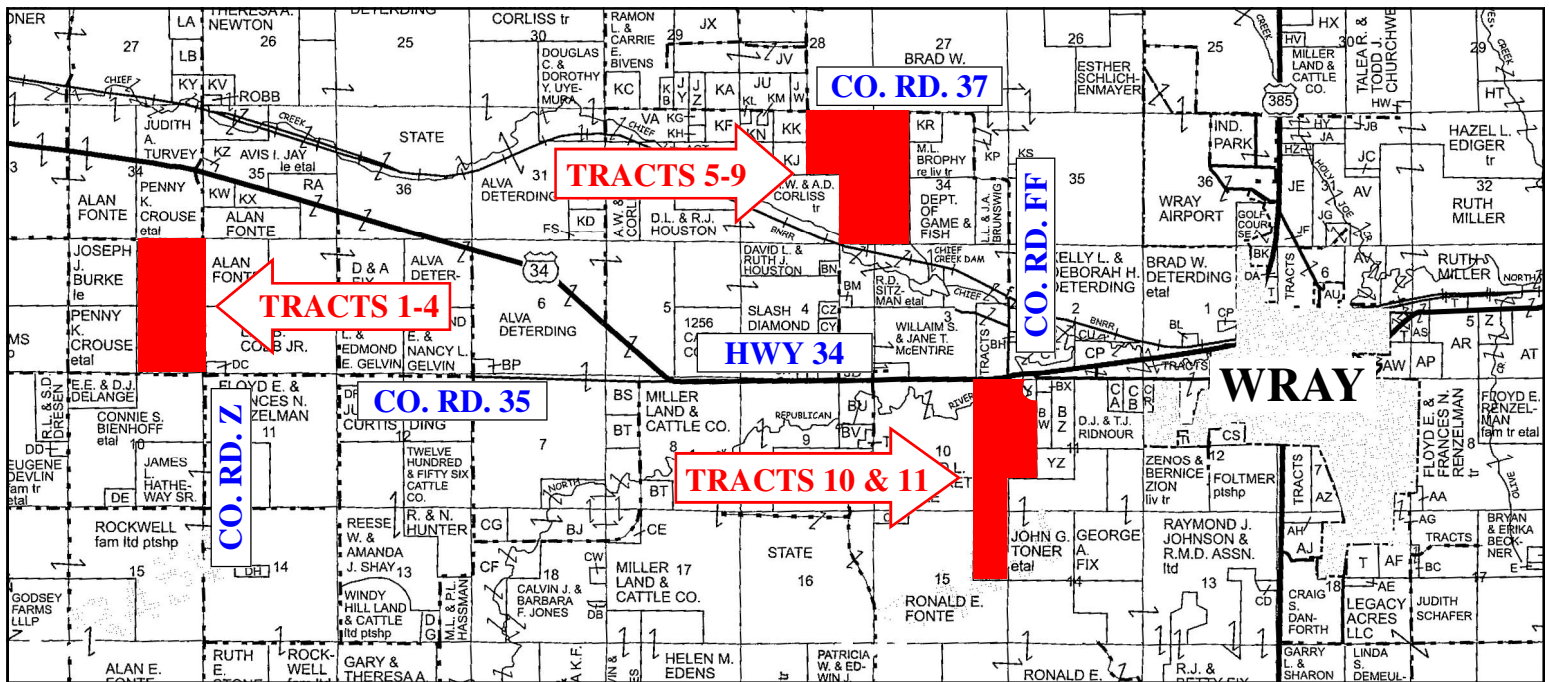
TRACT #7 — 40± AC. T2N-R44W

Section 33: NW¼NE¼
Bidding on 40± Acres Grass
Seller's Mineral Rights included;
Stock Well #90434; Bottomless Tank;
Borders County Road 37;
May be subject to 20' or 40' access easement on W. edge for Tract #8
Approx. 2013 Taxes: \$21.04

TRACT #9 — 240± AC. T2N-R44W

Section 33: SE¼NE¼, E½SE¼
Section 34: SW¼NW¼, W½SW¼
Bidding on 240± Acres Grass
Seller's Mineral Rights included
Live water in SW corner
If no access from adjoining land, then from easement on E. edge of Tract #5
Approx. 2013 Taxes: \$126.40

PROPERTY TO SELL AT AUCTION APRIL 23!



TRACT #10 – 62± AC.

T1N-R44W

Sec. 11: W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$
& Tract in W $\frac{1}{2}$ NW $\frac{1}{4}$

Bidding on 62± Acres
Riverbottom, Grass, Bluffs
Seller's Mineral Rights included
Borders US Hwy. 34
Approx. 2013 Taxes: \$47.50

TRACT #11 – 240± AC.

T1N-R44W

Section 10: E $\frac{1}{2}$ E $\frac{1}{2}$; Section 15: E $\frac{1}{2}$ NE $\frac{1}{4}$
Bidding on 240± Acres Riverbottom, Grass &
Bluffs, Home & Improvements
Seller's Mineral Rights included
Domestic/Stock Well #30428
Borders US Hwy. 34
Approx. 2013 Taxes: \$725.59

FEATURES OF TRACT #11

RIVERBOTTOM GRASS, BLUFFS, HOME & IMPROVEMENTS

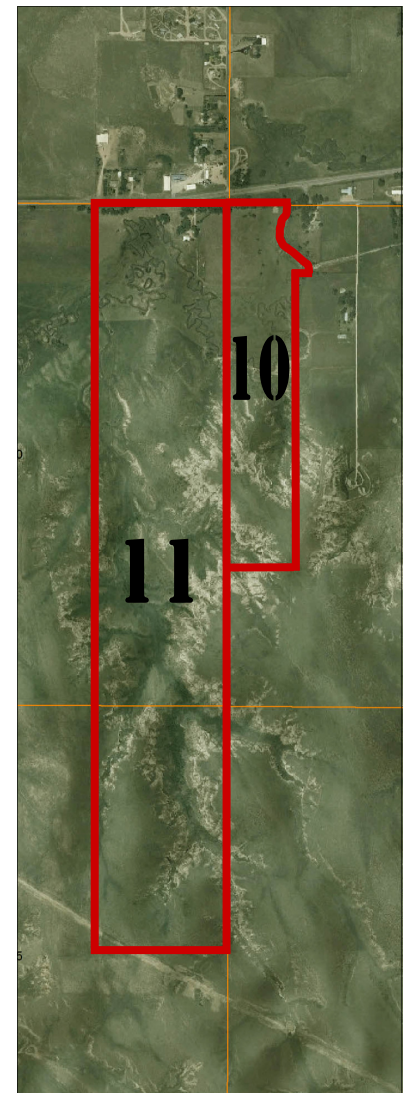


BUYER INFORMATION & OPEN HOUSES

Fri., April 4 & Fri. April 18
3 - 7 p.m. MT
28960 Hwy. 34, Wray



- ✓ 1, 634 sq. ft. 2-bedroom, 2-bath home
Large living spaces, FAU & Central AC
Back Deck, Underground Sprinklers
- ✓ Domestic/Stock Well
- ✓ 48'x58' Barn converted to Shop
- ✓ 48'x25' 3+ bay Garage
- ✓ 18'x18' Shed
- ✓ Some Livestock Corrals



WEDNESDAY, APRIL 23 - 9:30 A.M. MT - COBBLESTONE INN & SUITES



SHAY REALTY, INC.

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

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail



**LOCAL
POSTAL CUSTOMER**

THANK YOU FOR POSTING!

**DON'T MISS THIS OPPORTUNITY
TO OWN A BEAUTIFUL PIECE OF
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 May 21, 2014. 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 There are currently no leases on the property.

TAXES All taxes are considered approximate. Seller will pay the 2013 and prior years' taxes with the taxes for 2014 to be paid by the Buyer.

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 1 & 2 shall receive the 2014 and future CRP payments.

MINERAL RIGHTS Seller reserves all oil, gas, geothermal, and mineral rights currently owned by Seller on Tracts 1 & 2 and they are offered in Tracts 3 & 4. Mineral Tract #3 includes Seller's production payments associated with the existing gas well. Tracts 5-11 include of all oil, gas, geothermal, and mineral rights currently owned by 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. Access easements shall be provided for the benefit of Tracts 8 & 9 only if Buyer lacks access through adjoining tracts or property.

ACCESS All existing access points from Highway 34 and county roads should be considered for agriculture use only (with the exception of existing Tract 11 residential access point). No new access permits have been applied for by or granted to the Seller. Additional access points and roads other than those legally in existence shall be the responsibility of the Buyer. Neither the Seller nor Shay Realty, Inc. is making any guarantees regarding access permits or access into the property.

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. 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 Early possession will be given on the grass acres on May 1, 2014. Possession of CRP acres, home and improvements will be on the day of closing.

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.