

"Multi-Parcel"

GOVE COUNTY, KANSAS

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

LEGAL DESCRIPTIONS:
TRACT 1: SE/4 of Section 24-13-27
TRACT 2: E/2 of Section 25-13-27

LAND LOCATION: From the I-70 exit 107 at Quinter, Kansas, go 11 miles South on Castle Rock Rd to County Road O, then 1 mile West to the property. ***SIGNS WILL BE POSTED!!***

MANNER OF SALE: This property will be offered as a "MULTI-PARCEL" auction in 2 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 both tracts and combination of the tracts during the auction as determined by the auction company. Bids on both tracts 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 March 18, 2014, 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 the auction company in their trust account or 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 printed material and previously made oral statements.***

MINERAL RIGHTS: Sellers will retain 100% of all mineral rights perpetually.

CROPS: Tenant will retain 100% of the 2014 wheat crop under a current Cash Lease Agreement. See chart below for planted acres.

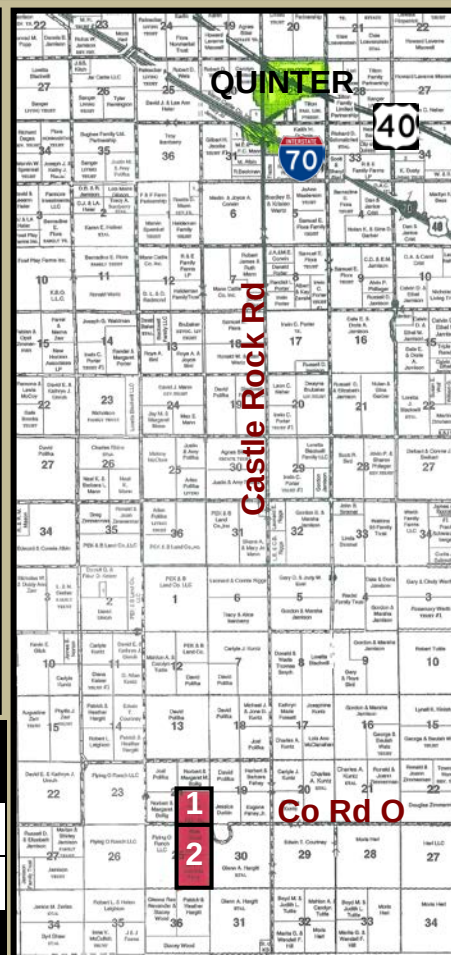
FSA INFORMATION: Tenant will retain 100% of all FSA wheat payments, if any, associated with the 2014 crop year. Buyer will receive 100% of all FSA feed grain payments, if any, associated with the 2014 crop year.

CLOSING: Date of closing will be on or before March 18, 2014.

POSSESSION: Date of closing on the open cropland acres, CRP, and grassland acres, and after the 2014 wheat harvest or August 1, 2014, whichever date occurs first, on the planted wheat acres.

REAL ESTATE TAXES: Sellers will pay taxes for 2013 and prior years. Taxes for 2014 will be the responsibility of the Buyer(s). See Chart below for 2013 tax amounts.

TRACT	AUCTION ACRES	CROP LAND	GRASS	CRP	CRP INFORMATION PER AC/ANN PMT/EXP	PLANTED WHEAT ACRES	2013 TAXES
1	160.0	77.5	48.4±	34.1	\$39.83/\$1,390/9-30-2015	31.5	\$529.62
2	320.0	16.9	303.1±			16.9	\$230.84
	480.0	94.4	351.5±	34.1		48.4	



***For a Virtual Tour visit
www.farmandranchrealty.com***

INTERNET BIDDING AVAILABLE!
Register by Feb. 10, 2014 - CALL FOR DETAILS!



SOILS LEGEND

1857 – Ulysses silt loam – 1-3% slopes

1637 – Kim-Penden clay loams– 6 - 15%

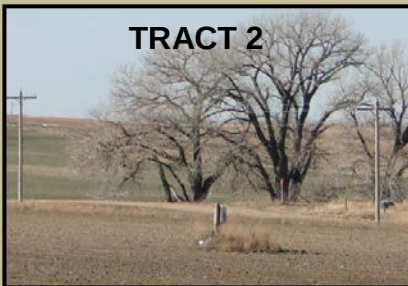
1125 – Bridgeport silt loam

2747 –Penden clay loam– 3 - 7%

1859 – Ulysses silt loam – 3 - 15% slopes



IRRIGATION INFORMATION:
Tract 2 has a small irrigation well on the cropland acres.



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.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contracts will be available prior to the sale.

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 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 current oil and gas leases of record, if any.

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

AUCTIONEER'S NOTE: This property has been in the Flora family for many years and will be offered for sale at ***ABSOLUTE PUBLIC AUCTION*** on Tuesday, February 18th in Quinter, Kansas.

HACKBERRY CREEK runs through Tract 1! This quarter offers first bottom cropland along the creek, and an abundance of trees and wildlife habitat making it a **HUNTER'S PARADISE!** There is an older farmstead that could be updated to make a nice farm headquarters in a scenic setting. There are several outbuildings. Tract 2 has a small irrigation well on the cropland acres covered under Water Right File #7121, as well as a barn and corrals to enhance the pasture.

**CALL NEAL MANN AT 785-635-2102
FOR A TOUR OF THIS PROPERTY TODAY!!**

FARM & RANCH REALTY, INC.

NEAL MANN, Listing Agent – (785-635-2102)

1420 W. 4th • Colby, KS 67701

Toll Free - 1-800-247-7863

DONALD L. HAZLETT, BROKER/AUCTIONEER

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

