

4,727+/- ACRE IRRIGATED FARM

FOR SALE

KEARNY COUNTY, KANSAS

LEGAL DESCRIPTIONS:

NORTH FARM: SW/4; W/2E/2; E/2NW/4; AND SW/4NW/4 OF SECTION 3-25-36

EAST FARM: ALL OF SECTION 24-25-36

HOME FARM:

SE/4 AND S/2SW/4 OF 15-25-36

ALL OF SECTION 21-25-36

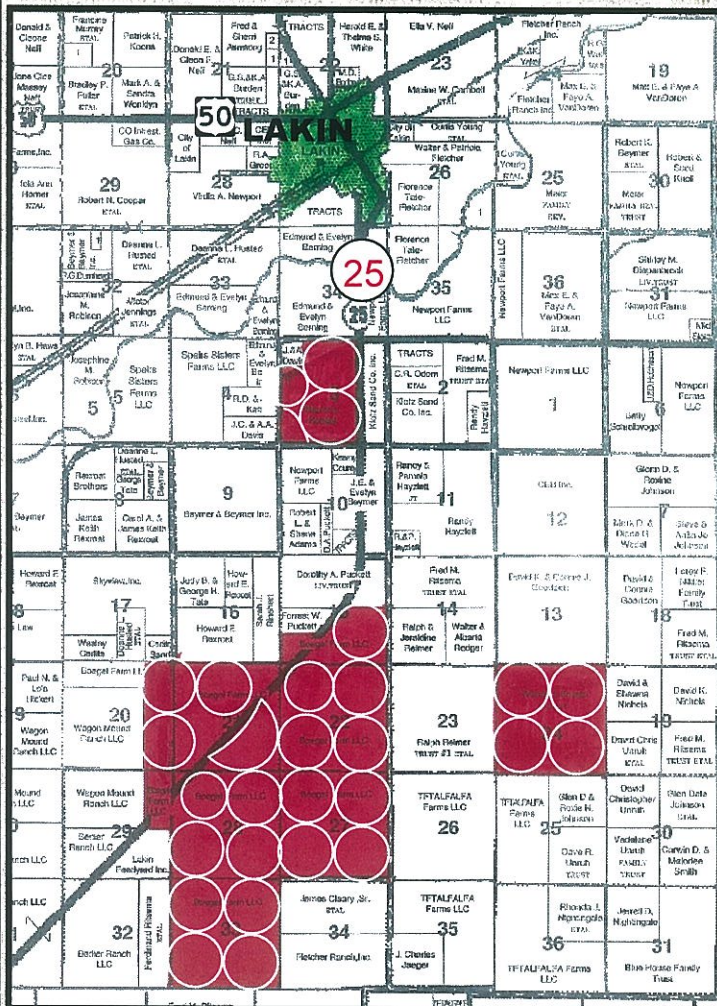
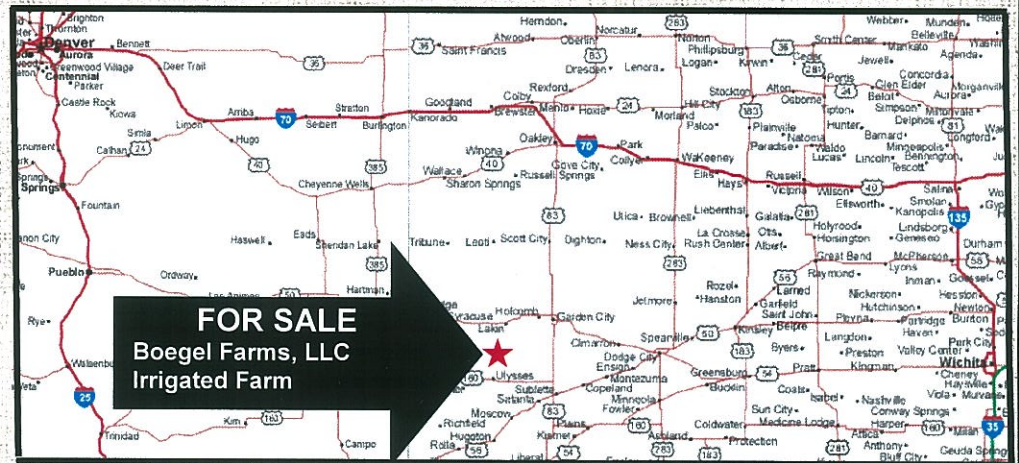
ALL OF SECTION 22-25-36

ALL OF SECTION 27-25-36

ALL OF SECTION 28-25-36

E/2NE/4 OF SECTION 29-25-36

ALL OF SECTION 33-25-36



FOR VIRTUAL TOUR VISIT
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

TRAVIS WEAVER, Listing Agent
(620-376-4600)

1420 W. 4TH • COLBY, KS 67701

TOLL FREE (800) 247-7863

DONALD L. HAZLETT, BROKER



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



Boegel Farms, LLC Production History

Unless otherwise noted, all production is corn.

"HOME" FARM																
Circle #	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	14 Year AVG	2014 Cr
1	207.93	209.8	potato	255.7	207.77	124.81	potato	253.24	201.78	215.85	190.12	164.66	141	potato	197.51	Whea
2		213.13	229.49	251.86	203.25	211.38	184.87	233.24	214.92	227.01	183.16	silage	wheat	157.14	209.95	Potato
3	potato	200.02	176.55	236.64	201.23	195.29	187.64	potato	216.22	239.55	216.79	potato	116.43	182.9	197.21	Corn Sta
4	182.03	208.25	200.74	203.59	191.03	168.53	hay	hay	hay	hay	184.72	142.02	152.23	157.18	179.03	Corn Sta
5	200.86	218.32	157.12	240.18	189.68	204.56	hay	hay	hay	hay	185.79	silage	wheat	156.64	194.14	Corn Sta
6	220.83	239.89	hay	hay	hay	hay	hay	potato	220.68	276.64	potato	171.29	potato	221.49	225.14	Corn Sta
7	233.85	270.35	231.08	268.06	potato	silage	183.9	wheat	potato	251	185.83	wheat	wheat	soybean	232.01	Whea
8	235.69	255.71	273.27	283.98	potato	silage	195.52	270.5	potato	252.53	198.92	167.09	potato	173.25	230.65	Corn Sta
9	222.48	potato	224.64	254.4	208.83	217.39	silage	238.34	247.84	232.5	187.09	silage	179.34	potato	221.29	Whea
10	206.4	218.88	potato	250.96	217.68	212.35	167.8	224.83	195.78	228.76	197.49	silage	169.73	wheat	208.24	Hay
11	potato	259.3	247.87	247.09	218.55	231.9	potato	248.6	206.52	232.42	potato	206.16	190.71	205.48	226.78	Potato
12	241.54	222.5	257.89	potato	silage	242.05	182.38	potato	potato	266.86	233.14	potato	silage	169.88	227.03	Corn Sta
13	235.72	217.05	253.38	silage	silage	232.64	187.44	242.28	220.75	253.62	potato	silage	wheat	248.08	232.33	Corn Sta
14	230.66	228.25	240.22	potato	204.97	217.03	182.69	233.2	potato	271.89	223.87	silage	192.59	198.18	220.32	Corn Sta
15	237.65	215.94	241.71	silage	silage	219.49	212.84	237.18	211.05	potato	253.82	silage	wheat	potato	228.71	Whea
16	208.28	209.48	234.73	220.53	silage	potato	198.31	241.72	238.93	potato	231.55	silage	silage	212.73	221.81	Corn Sta
17	216.53	236.99	229.53	217.79	210.69	202.78	156	potato	silage	207.54	wheat	wheat	156.76	wheat	203.85	Hay
18	230.69	217.43	258.05	potato	198.88	226.37	188.03	263.74	silage	251.86	218.83	potato	wheat	wheat	228.21	Whea
19	224.27	potato	249.61	silage	potato	215.96	potato	potato	232.4	249.03	227.88	potato	178.72	192.12	221.25	Potato
20	210.03	silage	251.25	silage	silage	229.88	147.07	silage	silage	hay	hay	hay	hay	wheat	209.56	Hay
21	232.49	216.44	237.89	potato	241.57	223.28	198.14	248.17	230.51	potato	236.85	176.03	wheat	potato	224.14	Whea
AVG/Year	221.0	225.4	233.1	244.2	207.8	210.3	183.8	244.6	219.8	243.8	209.7	171.2	164.2	189.6		

"NORTH" FARM																	
22,23,24,25	silage	silage	hay	hay	hay	hay	hay	hay	177.32						169.03	173.18	Corn Sta
22			hay	hay	hay	hay	hay	hay		235.06	201.95					218.51	Corn Sta
23			hay	hay	hay	hay	hay	hay		235.06		182.75	121.03			179.61	Corn Sta
23,24		153.48	hay	hay	hay	hay	hay	hay			201.95	182.75				179.39	Corn Sta
22,25		84.29	hay	hay	hay	hay	hay	hay				wheat	177.46			130.88	Corn Sta
25			hay	hay	hay	hay	hay	hay		235.06						235.06	Corn Sta
AVG/Year		118.9							177.3	235.1	202.0	182.8	149.2	169.0			

"EAST" FARM																
35				234.86	212.51		173.24	230.57	wheat	221.66	103.73	wheat	sunflowers	wheat	196.10	Whea
36				247.54	215.76	205.68	189.48	222.79	215.31	215.99	136.66	wheat	wheat	hay	206.15	Hay
39				hay	hay	154.02	189.3	237.05	silage	257.04	199.61	silage	wheat	potato	207.40	Whea
40				hay	hay	118.89	silage	238.88	205.52	210.39	208.39	135.78	137.33	180.55	179.47	Corn Sta
AVG /Year				241.2	214.1	159.5	184.0	232.3	210.4	226.3	162.1	135.8	137.3	180.6		
Total Precipitation	17.01	18.86	10.51	18.15	27.04	20.93	20.36	12.25	15.43	18.26	14.98	14.46	7.39	12.93		
Avg Max. Temp. June - August	93.9	94.2	93.9	92.4	87.2	91.1	93.2	91.8	91.1	90.53	93.9	97.2	96.1	92.9		

Statements, while not guaranteed, are from reliable sources. Buyer will be responsible for conducting his own independent inspections and due diligence. Representatives, are making any warranties about the property, either expressed or implied.



Boegel Farms, LLC Home Farm Irrigation Well Information

Circle	Well Permit Number	Acre Feet Permitted	Irrigated Acres	Test Pump Results	RPM	PSI	Nozzle Package	Reinke Sprinkler Model	Well Power Source
				10/16/2013					
1	14270	293	125	795	1739	65	800	1997	NG
2	14277	278	124	1100	1641	35	800	1997	NG
3	14277	267	107	631	1663	45	750	1996	NG
4	14272	290	143	870	1587	33	800	1996	NG
5	14272	291	123	831	1544	35	800	1996	NG
6	14272	274	143	846	1611	44	800	1999	NG
7	14269	209	149	925	1699	32	800	2000	NG
8	14278	286	124	881	1835	50	800	1997	NG
9	14278	299	123	881	1609	27	800	2012	NG
10	14285	294	121	816	1684	52	800	2011	NG
11	14267	307	125	630	1622	52	800	2009	NG
12	14218	284	125	742	1775	55	800	2009	Electric
13	14218	218	96	755	1556	36	700	2004	NG
14	14268	334	125	941	1638	60	800	2008	NG
15	14268	251	121	683	1388	15	800	2002	NG
16	14267	278	121	767	1518	40	800	2010	NG
17	14285	291	123	800	1672	32	800	2011	NG
18	14279	293	124	846	1473	35	800	2002	NG
19	14279	292	129	877	1602	32	800	2008	NG
20	14288	293	128	817	1574	40	800	2011	NG
21	14288	292	130	1100*				2010	NG
				*New well drilled in 2013					

22	KE63-00	240	130	Not Tested			800	2000	NG
23	22028-00	458	125	1135	1739	20	800	2000	NG
24	No Well		89				350	2000	NG
25	KE64-00	200	27	1158	1649	41	350	2000	NG

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35	26065 ID7	260	125	294	1597	26	300	2007	NG
36	26065 ID1	268	125	801	1897	30	600	2012	NG
39	26065 ID6	266	125	834	1728	30	800	2012	NG
40	26065 ID5	245	125	830	1752	32	800	2012	NG

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concerning pertinent facts about the property. Neither Seller nor Farm & Ranch Realty, Inc., its agents or



	TOTAL ACRES	CROPLAND ACRES	IRRIGATED ACRES	GRASS & IMPROVEMENTS ACRES	WHEAT BASE/ DCP YLD	CORN BASE/ DCP YLD	GRAIN SORG BASE/ DCP YLD	2013 TAXES
Home Farm	3695.0	2665.4	2665.4	1029.6		2119.2/35		\$24,309.20
North Farm	392.0	387.8	387.8	4.2	108.4/39	150.2/114	62.3/62	\$5,327.28
East Farm	640.0	521.4	521.4	118.6	472.7/130		1.5/83	\$3,197.43
	4727.0	3574.6	3574.6	1152.4				

IRRIGATION INFORMATION

29 PIVOTS with 28 WELLS

- "Home" farm has 21 pivots w/21 wells & all wells are tied together by under-ground pipe. "East" farm has 4 pivots w/4 wells, & "North" farm has 4 pivots w/3 wells, in addition to ditch water appropriation
- 28 pivots have NG motors powered by pipeline gas – 1 pivot has an electric motor
- Excellent water
- All sprinklers are Reinke aluminum with "Ontrac" irrigation system monitoring and are powered by electricity from Wheatland Electric
- Excellent depreciation on equipment for Buyer
- There are water hydrants for livestock grazing available from 3 domestic wells

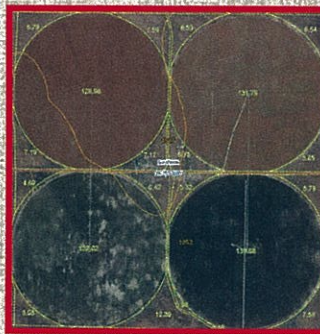
"NORTH" FARM



"HOME" FARM



"EAST" FARM



CROPS: Buyer(s) will receive 100% of the 2014 wheat crop. Three quarters have been cash leased to Western Potatoes, Inc. for 2014 and Buyer(s) will receive 100% of the cash lease payments, and be responsible for complying with the Case Lease terms.

FSA PAYMENTS: Buyer(s) will receive 100% of all FSA payments associated with the 2014 crop year, if any.

MINERAL RIGHTS: Mineral rights are subject to a prior reservation of record and Seller will convey surface rights only.

POSSESSION: Date of closing.

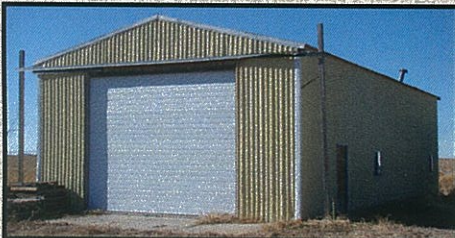
REAL ESTATE TAXES: Seller will pay taxes for 2013 and all prior years. Taxes for 2014 will be responsibility of the Buyer.

PRICE: \$26,000,000 ("Home" Farm - \$20,322,500) ("North" Farm - \$ 2,157,500) ("East" Farm - \$ 3,520,000)

"HOME" FARM



Located in S/2 of 21-25-36 is an 1,848 sq. ft. ranch style home with 3 bedrooms and 2 baths. Property also includes a 28'x26' 3-car garage and 70'x150' shop building, with floor heat in front part of building.



Located in the NE corner of 28-25-36

- 22'x36' office/scale house w/73' scale
- 30'x60' farm building
- 2) Double wide mobile homes



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