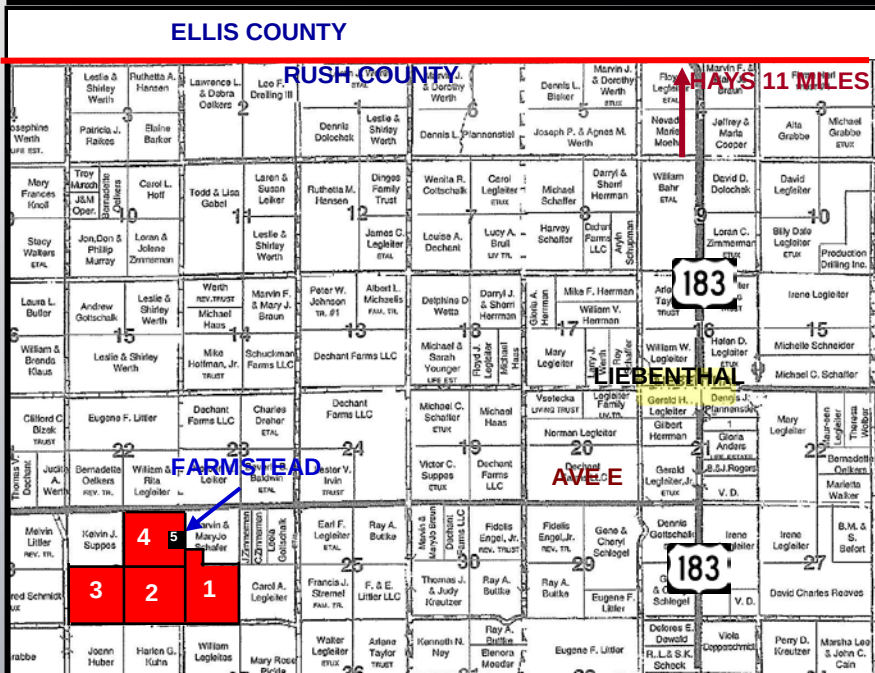


640 ACRES RUSH CO, KS CROPLAND, GRASS, & FARMSTEAD PLUS FARM MACHINERY ABSOLUTE AUCTION TUESDAY, DEC. 3, 2013 @10:30 AM, CST

AUCTION LOCATION: LAND & MACHINERY TO BE SOLD AT THE UNREIN BUILDING AT THE ELLIS COUNTY FAIRGROUNDS, HAYS, KS

LEGAL DESCRIPTIONS:

- TRACT 1: SW/4 of Section 26-16-19 and a tract of approx. 10 acres in SW/4NW/4
TRACT 2: SE/4 of Section 27-16-19
TRACT 3: SW/4 of Section 27-16-19
TRACT 4: NE/4 of Section 27-16-19, less improvements
TRACT 5: 10 ac including house & improvements in NE/4 of Section 27-16-19



SELLERS: STEVE & JULIANNE STREMEL

LAND LOCATION: From the intersection of the Hwy 183 bypass and Vine St. in Hays, Kansas, go 15 miles South and 4½ miles West to the NE corner of the property. **SIGNS WILL BE POSTED!**

MANNER OF SALE: The real estate will be offered as a "MULTI-PARCEL" auction in 5 individual tracts and in combinations 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. **Machinery will be sold following completion of the land auction.**

TERMS: 10% down day of sale, with the balance to be paid on or before December 30, 2013, 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.** All machinery will be paid for at the conclusion of the Machinery Auction being held at the Unrein Building at the Ellis County Fairgrounds immediately after the land sale.

MINERAL RIGHTS: Minerals are believed to be 100% intact

Tracts 1, 4 & 5: All of the Sellers' interest will transfer to the Buyer(s) at closing.

Tracts 2 & 3: Seller will reserve 50% of the mineral rights for a term of 10 years, or as long as production, if any, exists, with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Buyer(s) will receive 100% of the 2014 growing wheat crop. There is RP crop insurance at the 65% level in effect on the 2014 wheat crop and Sellers will transfer all rights of indemnity to the Buyer(s) at closing. Buyer(s) will be responsible for payment of the premiums on the crop insurance policy and receive any benefits therefrom.

FSA INFORMATION: Buyer(s) will receive 100% of all FSA payments associated with the 2014 crop year, if any. See chart on back for base acres and yields.

CLOSING: Closing will be on or before December 30, 2013.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Taxes for 2013 and prior years will be paid by the Sellers. 2013 taxes are combined in the amount of \$ 7,399.52



Tract 5 features a 2,800 sq. ft. 7 year old custom-built home that offers a feeling of openness throughout, and offers a full finished basement, 3 or 4 car garage, 4 bedrooms, 2½ baths, wood-burning fireplace, Alder cabinets, solid surface countertops, custom Mosaic tile work throughout and a large sewing/hobby room. Stainless steel kitchen appliances and the washer/dryer are included.

TRACT 5

Additional structures include 50'x80' machine shed; 40'x120' all steel bldg., concrete floor, 220v electric w/40'x40' insulated shop area. and a 10'x32' utility shed.

The property is on rural water, and there is a water-filtration system and electronic air cleaner.

OPEN HOUSE DATES

Sat., Nov. 23RD - 1:00 - 3:00pm

Sat., Nov. 30th - 1:00 - 3:00pm

Mon., Dec. 2nd - 1:00 - 3:00 pm

or shown anytime by appointment



40'x120' STEEL BUILDING



50'x80' UTILITY BUILDING

INTERNET BIDDING AVAILABLE

Register by Nov. 25, 2013, to bid online. Call for details!

AUCTIONEER'S NOTE: Steve & Julianne have decided to retire from farming and therefore will liquidate their land and farm machinery at auction on December 3, 2013.

This farm offers AN OPPORTUNITY OF A LIFETIME to put together up to 640 acres with a complete farmstead that the Stremels have built over the past 8 years – THE HOME & OUTBUILDINGS ARE LIKE NEW!

We will offer this land as a "MULTI-PARCEL" sale so you can purchase it as a whole, or any part that you want! AND the house can be purchased in a separate tract!

The land is currently under an oil and gas lease. THE OIL COMPANY WILL STAKE A DRILL SITE THAT IS APPROXIMATELY 200'N & 65'W OF THE SE CORNER OF TRACT 3, AND THERE ARE 2 MORE PROPOSED DRILL SITES ON TRACT 3. ONE-HALF OF THE MINERAL RIGHTS UNDER THIS QUARTER WILL GO WITH THE LAND! Check the other minerals to be transferred on this brochure!

The growing wheat and crop insurance will go with the land! Immediate possession on the balance of the cropland with possession of the house at closing.

FOR DETAILS ON THE MACHINERY OR LAND
CALL STEVE STREMEL AT 785-259-6817.

FARM & RANCH REALTY, INC.

1420 W. 4th • PO Box 947
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!"

For virtual tour visit
www.farmandranchrealty.com

MACHINERY WILL SELL BY VIDEO IMMEDIATELY FOLLOWING THE LAND SALE AT THE FAIRGROUNDS



'11 CASE IH 260 MAGNUM



'95 CASE IH 7210



JD 480 FORKLIFT

All equipment will be ready for inspection by appointment or from Sat, Nov. 30th at 10:00 thru the sale day!

TRACTORS & FORKLIFT:

- '11 Case IH 260 Magnum, MFD, Luxury Cab, 3 pt, 480/46 Duals, auto-steer ready, front & rear weights, 472 hrs, w/Case IH FMM 750 monitor, SN #ZBRD04635
- '95 Case IH 7210, 2 WD, 540/1000 PTO, 18.4R42 duals, front/rear weights, easy-steer autosteer system, set up for 750 monitor, approx., 8,000 hrs, SN #JJA0061293
- JD 480 Forklift, all terrain, 6000 lb. lift

COMBINE & HEADER:

- '08 Case IH 6088, 42" duals, lateral tilt, 800 monitor, 940/740 hrs
- '06 Case IH 2052 30' draper head, new sickle, 6-tine reel, skids

SPRAYER:

- '07 Great Plains TSF 1060 sprayer, 1,000 gal tank, 60' booms w/Raven Monitor, SN #A1080F

TRUCKS:

- '06 KW T300, ISC Cummins, 330 HP, Allison auto, 529 ratio, A/C w/20' aluminum grain bed, 60" sides, cargo gates, electric roll tarp, 258,000 mi
- '01 IH 4700, DT466 6+1 trans, 16' Tradewind bed w/52" Sides, 208,000 mi., 300 mi. on new clutch
- '00 Freightliner FL112, single-axle, C-12 CAT, 10-sp., 273,000 mi., air-ride suspension

TRAILERS:

- '12 Diamond T 32' GN flatbed w/Dovetail ramps, tandem axle, dual tires, 24,000 lb. GVWR
- 30' Header trailer, Dolly-wheel type
- 25' Single-axle header trailer

Call Steve Stremel
at 785-259-6817

See back for addt'l info & photos



'08 CASE IH 6088



'07 GREAT PLAINS SPRAYER



'06 KW