

# 400+/- ACRES CROPLAND, GRASS & COUNTRY HOME

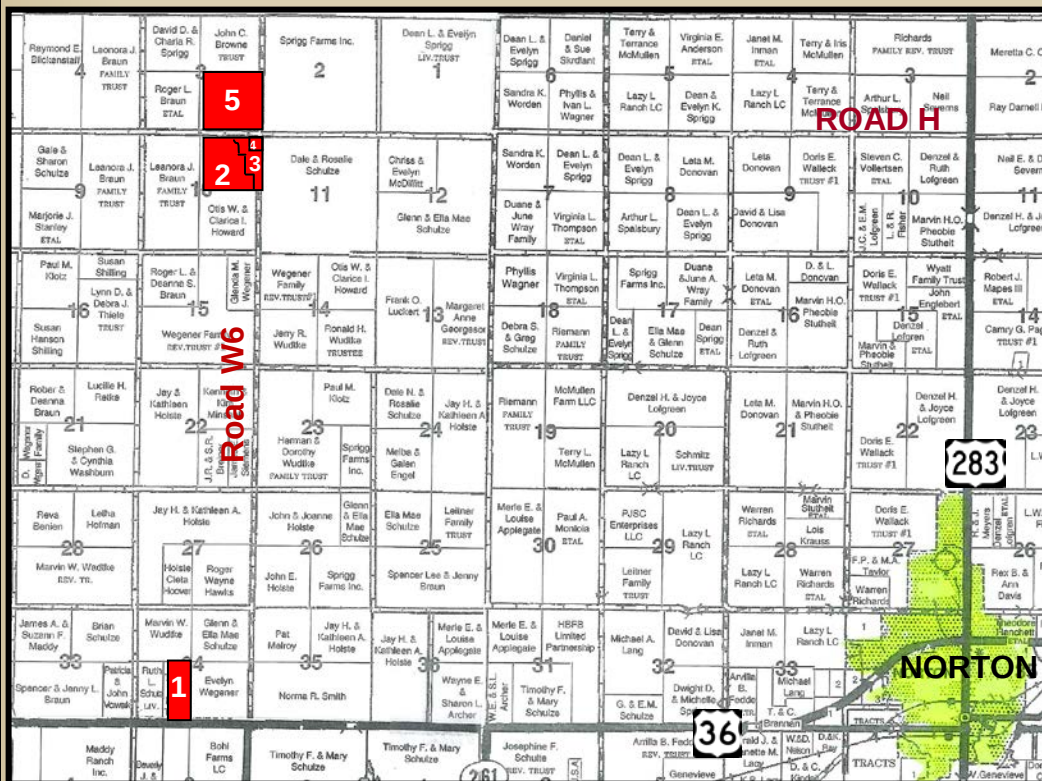
"Multi-Parcel"

# LAND ABSOLUTE AUCTION

FRIDAY, NOV. 15, 2013 NORTON COUNTY, KS  
@ 10:30 AM, CST

SELLER: LYNETTE THIELE

**AUCTION LOCATION:**  
St. Francis Parish Hall, Norton, KS



For a virtual tour visit  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

**INTERNET BIDDING AVAILABLE –**  
Register by November 7, 2013 to bid online. Call for details.

## LEGAL DESCRIPTIONS:

- Tract 1: E/2SW/4 of Section 34-2-24  
Tract 2: All of the cropland acres & a tract of grass in the NE/4 of Section 10-2-24  
Tract 3: Tract of approximately 42+ acres of grass in the E/2/NE/4 of Section of 10-2-24  
Tract 4: 4.0+ ac tract in SE/4 of 10-2-24 w/improvements  
Tract 5: SE/4 of Section 3-2-24

**LAND LOCATION:** See map for directions. **SIGNS WILL BE POSTED!**

**MANNER OF SALE:** This real estate will be offered as a "MULTI-PARCEL" auction in 5 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual tracts, tract combinations, and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

**TERMS:** Buyer(s) will pay 10% down day of sale, with the balance to be paid on or before January 7, 2014, or upon such terms as may be acceptable to the Seller. 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:** All of the Seller's interest will transfer to the Buyer(s) at closing. **MINERAL RIGHTS ARE BELIEVED TO BE 100% INTACT!**

**CLOSING:** Closing on Tracts 1, 2, 3 & 5 will be on or before January 7, 2014, and closing on Tract 4 will be on or before March 1, 2014.

## POSSESSION:

- Date of closing, on the open cropland and grassland acres.
- After the 2014 wheat harvest on the planted wheat acres.
- March 1, 2014 on the house and farmstead.

**CROPS:** Approximately 65 acres are planted to wheat on Tract 5. Buyer will receive the landlord's 1/3<sup>rd</sup> share and pay 1/3<sup>rd</sup> of the chemical and fertilizer.

**FSA INFORMATION:** Buyer(s) will receive the landlord's 1/3 share of all FSA wheat payments and 100% of all FSA feed grain payments, if any, associated with the 2014 crop year.

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

| TRACTS | AUCTION ACRES | CROP LAND ACRES | GRASS, ROADS & IMPROVEMENT ACRES | WHEAT BASE/DCP YLD | GRAIN SORGHUM BASE/DCP YIELD | CORN BASE/DCP YIELD | 2012 TAXES                        |
|--------|---------------|-----------------|----------------------------------|--------------------|------------------------------|---------------------|-----------------------------------|
| 1      | 72.0          | 71.9            |                                  | 38.5/41            | 5.6/48                       |                     | \$341.74                          |
| 2      | 114.0         | 99.7            | 14.3+                            | 47.4/41            | 24.4/48                      |                     | Taxes are combined for \$1,214.66 |
| 3      | 42.0          |                 | 42.0+                            |                    |                              |                     |                                   |
| 4      | 4.0           |                 | 4.0+                             |                    |                              |                     |                                   |
| 5      | 160.0         | 66.0            | 94.0+                            | 9.9/39             | 24.1/49                      | 6.4/47              | \$316.68                          |
|        | 392.0         | 237.6           | 154.3+                           |                    |                              |                     |                                   |



## TRACT 4: 4.0+/- ACRES with FARMSTEAD



7038 ROAD W6  
NORTON, KANSAS

2,216 square foot ranch style home with 4 bedrooms, 2 baths, and a full basement. This property also includes a 2-car detached garage and other supporting outbuildings.

The property is being sold in its current "AS-IS", "WHERE-IS" condition with no warranties, either expressed or implied. Any KDHE requirements will be the responsibility of the Buyer.



## OPEN HOUSE DATES

Sat., Nov. 2<sup>nd</sup> and  
Thur., Nov. 14<sup>th</sup>  
2:00 - 4:00 pm

The home will be available for viewing by appointment or during the open house dates!



TRACT 3



TRACT 2

**AUCTIONEER'S NOTE:** Due to the untimely loss of the late Ted Thiele, Lynette will liquidate their holdings in Norton County, Kansas, at ABSOLUTE PUBLIC AUCTION.

Tract 1 is an excellent, all cropland 80 located 6 miles West of Norton on Hwy 36. Tract 2 is approximately 114 acres of mostly cropland. Tract 3 is a good pasture near the farmstead which will be offered separately as Tract 4. Tract 4 has a neat home that was built by Ted's father, Raymond Thiele, in 1961. There are 2 bedrooms on the main floor and 2 bedrooms in the basement. Combine Tracts 3 and 4 and have a place for your animals, too! **THIS IS COUNTRY LIVING AT IT'S BEST!**

We look forward to seeing you all at the Parish Hall in Norton on Friday, November 15<sup>th</sup>!

## FARM & RANCH REALTY, INC.



1420 W. 4<sup>th</sup> • Colby, KS 67701  
Telephone 1-800-247-7863  
DONALD L. HAZLETT  
BROKER/AUCTIONEER



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