400+/- ACRES CROPLAND, GRASS & COUNTRY HOME

reel LARBOUTEICTION

FRIDAY, NOV. 15, 2013 NORTON COUNTY, KS

<u>AUCTION LOCATION:</u> St. Francis Parish Hall, Norton, KS

Raymond E. Leonora J Braun PAULY	David D. & John C. Charla R. Sprigg	Sprigg Farme Inc.	Doan L. & Evelyn Sprigg LIV-TRUST	Dean L. & Evelyn Sprigg	Daniel & Sue Skrdlant	Terry & Terrance McMullen	Virginia E. Anderson ETAL	Janet M. Inman ETAL	Terry & Iris McMullen	Flichards FAMILY REV. TRUST	Meretta C. C
TRUST	Roger L. Braun STAL 5			Sandra K. Worden	Phyllis & Ivan L. Wagner	Lazy L Ranoh LC	Dean & Evelyn K. Sprigg	Lazy L Ranch LC	Terry & Terrance Mol 13 in	Arthur L. Neil Salverns	Ray Darnell I
Gale & Sharon Leanora J. Schulze Braun	Leanora J. Braun	Scriuize	Chriss & Evelyn McDiffitt	Sandra K. Worden	Dean L. & Evelyn Sprigg	Dean L. & Evelyn Sprigg	Leta M. Donovan	Leta Donovan	Doris E. Walleck TRUST #1	Sleven C. Vollertsen Ruth ETAL Lofgreen	Neil E. & D Severn
Marjorie J. Stanley ETAL	TRUST Otis W. &. Clarica I. Howard	11	Glenn & Ella Mae Schulze	Duane & June Wray Family	Virginia L. Thompson 87AL	Arthur L. Spalsbury	Dean L. & Evelyn Sprigg	David & Lisa Donovan		Marvin H.O. Pheoble Stuthelt	Denzel H. & Ji Lofgree
Paul M. Susan Klotz Shiffing Lynn D. & Debra J. Thiele	Roger L. & Dearne S. Braun	Wegener Family RSV.TRUSTET Howard	Frank O. Maroscer	Phyllis Wagner	Virginia L. Thompson STAL	Sprigg Farms Inc.	Duane SJune A. Wray Family	Leta M. Donovan ETAL	D. & L. Donovan Marvin H.O.	Doris E. Wyati Family Trust Wellack TRUST #1Englebert	Robert J. Mapes III ETAL
Susan TEUST Hanson Shilling	Wegener Fame	Jerry R. Ronald H. Wudtke Tausres	Frank O. Luckert 1 3 Margaret Anne Georgesor sav.raust	Debra S. & Greg Schulze		Dean L. & Elle ! Evelyn & Gill Sprigg Schu	enn Sprigg	Denzel & Ruth Lofgreen	6 Pheoble Stutheit	Denzel Lofgren Marvin & ETAL Pheoble ETAL Shishes	Camry G. Pag
Rober & Lucille H. Reides Braun Braun Stephen G. & Cynthia G. Stephen G. & Cynthia Washburn	Jay & Rennigor Rathleen Moiste 22 O	Paul M. Nobs 23 Herman S Domery Widdle Farms PANELY TRUST Inc.	Dese N. & Jay H. & Schutze Nathleen A Holste Melbe & Galen Engel	Plemann PAMILY TRUST 1	McMullen Farm LLC	Denzel H. Lolgr 20 Lazy L. Ranch LC	neen	Leta M. Donovan 2	Marvin H.O. & Pheoble Stutheit	Denzel H. å Joyce Lolgreen Doris E.	Denzel H. â. Joyce Loigreen 23- L.V
Reva Letha Benien Hofman 28 Marvin W. Wedite Bby. Tr.	Jey H. S Kathleen A. Holose Holose Roger Cleta Wayne Hoover Hawks	John & Joanne Holste Holste John E. Sprigg Holste Farms Inc.	Ella Mae Leitiner Farrally Trituer Trituer Spencer Lee & Jenny Brown	Merie E. & Louise Applegate 3	Paul A. Monicia D ETAL	PJSC Enterprises LLC 2	Lazy L Ranch LC	Werren Richards STAL Lazy L Ranch LC	Marvin Stutheit Errat Lois Krauss Warren Richards	Doris E. Wallack THUST #1 F.P. & M.A. Tarko Warren	Salvanova Bezue Rex B. & Ann Davis
James A. å Suzann F. Madöy Spancer ä Janny L. Braun Spancer ä Janny L. Spancer ä Janny L.	Sduci Evelyn Wegener	Pat Malroy Jay H. & Kathleen A. Holste Norme R. Smith	Jay H. & Louise Keitleen A. Applegase Holste 3 Wayne E.	3	ary I	Lang 32	Dwight D. & Michelle Spe	Fedde T. & C	en	NOR	TON
Maddy Ranch Inc.	Bohi Farms LC	Timothy F. & Mary Schulze	Timothy F. & Mary Schulze	Josephine Schulte 1 yezv. Trius	(F)	Arrilla B.	TELLET.	rald J. & Inette M. I	VSD. D.SK. C	TRACTS	W.Genevieve C

For a virtual tour visit www.farmandranchrealty.com

INTERNET BIDDING AVAILABLE -

Register by November 7, 2013 to bid online. Call for details.

SELLER: LYNETTE THIELE

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: $4.0\pm$ 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 1/3rd share and pay 1/3rd 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 <u>+</u>	47.4/41	24.4/48		Taxes are
3	42.0		42.0 <u>+</u>				combined for
4	4.0		4.0 <u>+</u>				\$1,214.66
5	160.0	66.0	94.0 <u>+</u>	9.9/39	24.1/49	6.4/47	\$316.68



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. 2nd and

Thur., Nov. 14th

2:00 - 4:00 pm

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





TRACT 2

<u>AUCTIONEER'S NOTE:</u> 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 15th!

FARM & RANCH REALTY, INC.



