

COMMERCIAL PROPERTY ON I-70

Selling LAND ONLY under the DQ & convenience store

**FRI., NOV. 1, 2013 @
10:30 AM, CDT**

AUCTION

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

SELLER: SEI PARTNERS, LP

**LEGAL DESCRIPTION:
AN IRREGULAR SHAPED TRACT OF
LAND IN THE NE/4 OF SECTION 31-11-26**

**1.6 ACRE COMMERCIAL PROPERTY WITH
EXCELLENT LOCATION ON I-70 AT EXIT 107
QUINTER, KANSAS**

LAND LOCATION: Just South of I-70 exit 107 at Quinter, Kansas.
SIGNS WILL BE POSTED!

MANNER OF SALE: This real estate will be offered in one tract only.
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 December 4, 2013, 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. Bids are subject to Seller's confirmation.
***Announcements made day of sale will take precedence over
printed material and previously made oral statements.***

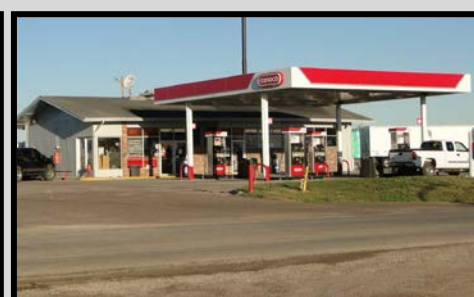
MINERAL RIGHTS: All of the Seller's interest will transfer to the
Buyer at closing.

LEASE PAYMENTS: Lease payments for 2013 will be prorated to the
date of closing.

CLOSING: Closing will be on or before December 4, 2013.

POSSESSION: Date of closing, subject to the terms and conditions of
the current lease agreements.

REAL ESTATE TAXES: Taxes for 2012 and prior years will be paid by
the Seller. Taxes for 2013 will be prorated to the date of closing.
(2012 taxes = \$590.06) *Lessees are paying the taxes under the
current lease agreements.*



INTERNET BIDDING AVAILABLE!

**Register by OCTOBER 23, 2013 –
CALL FOR DETAILS!**



**SELLING IS THE LAND ONLY
UNDER THESE TWO EXISTING
BUSINESSES.**

Both businesses are under long term lease
agreements with SEI Partners, LP through
2031. This property is being sold subject to
the terms of these leases. Copies of the
leases are available upon request.

Income History:

2011	- \$14,580.06
2012	- \$16,264.67
2013	- \$15,851.70 YTD

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer in the amount of the purchase price with the premium to be paid one-half by the Buyer and one-half by the Seller. Title evidence will be provided on sale day.

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

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Seller or 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 oil and gas leases of record, if any.

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

FOR VIRTUAL TOUR VISIT www.farmandranchrealty.com

AUCTIONEER'S NOTE: Farm & Ranch Realty, Inc. will
offer for sale at public auction the **REAL ESTATE ONLY**
under the Dairy Queen and Alta Convenience Store just
off I-70 at Quinter, Kansas, on Friday, November 1st.

This is a great opportunity to invest in an income
producing property with two long term leases in place!
Contact Farm & Ranch for copies of the lease
agreements and income information. **SEE YOU AT THE
AUCTION!!**

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!"

