



FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

LAND AUCTION

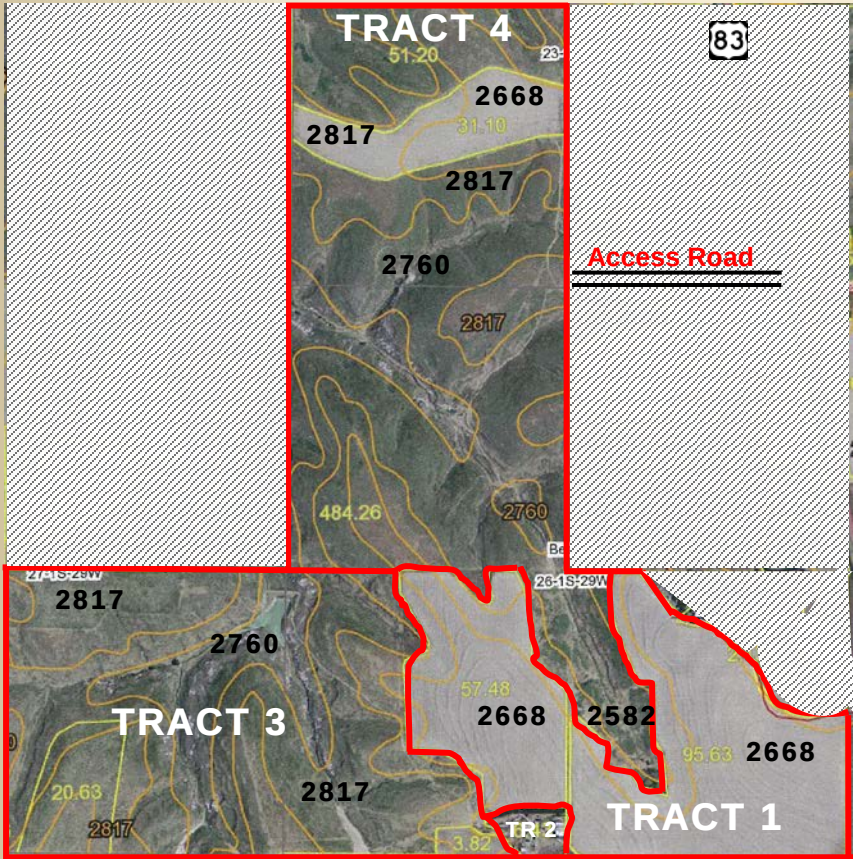
~ July 2013 ~						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

750+/- ACRES CROPLAND, GRASS & FARMSTEAD
DECATUR COUNTY, KANSAS

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TRACT	LEGALS	AUCTION ACRES	CROP LAND ACRES	GRASS, ROADS & FARMSTEAD ACRES	WHEAT BASE/ YLD	CORN BASE/ YLD	GRAIN SORGHUM BASE/YLD	SUNFLOWERS BASE/YLD	2012 TAXES
1	All the cropland acres in the S/2 of 26-1-29	155.0	153.1		*71.7/33	*24.2/52	*6.6/45	*12.9/878	Taxes are combined for \$2,475.18 (Taxes will be split in the manner the propety sells at the auction.)
2	Farmstead in SE corner of SW/4 of 26-1-29	6.1		6.1					
3	SE/4 of 27-1-29 & a tract of grass in the S/2 of 26-1-29	245.0	3.8	239.5+					
4	SW/4 of 23-1-29; NW/4 & a tract of grass in S/2 of 26-1-29	350.0	31.1	316.6+	*14.7/33	*5.0/52	*1.4/45	*2.7/878	
		756.1	188.0	562.2+	*Base acres are estimated and will be split by FSA in the manner the land sells at the auction.				



SOIL LEGEND TYPES:	
2668	Holdrege silt loam – 1 to 3% slopes
2817	Uly silt loam – 3 to 6% slopes
2582	Coly silt loam – 6 to 20% slopes
2760	Penden-Canlon loams – 7 to 30% slopes

SURVEY: In the event the tracts sell separately at the auction, Sellers will provide a survey sufficient to convey title and provide title insurance to the Buyers.

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

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

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. All FSA information is subject to change, including but not limited to the number of cropland acres, grass acres, base acreages and yields. FSA acres may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers 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-ways 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 Sellers.*