

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

"Multi-Parcel" LAND ABSOLUTE AUCTION

FRIDAY, JULY 19, 2013 @10:30 AM, CDT

AUCTION LOCATION: THE GATEWAY, OBERLIN, KS

SELLERS: DIEDERICH FAMILY

LEGAL DESCRIPTIONS:

- TRACT 1:** All of the cropland acres in the S/2 of 26-1-29
TRACT 2: Farmstead in SE corner of SW/4 of 26-1-29
TRACT 3: SE/4 of 27-1-29 and a tract of grass in the S/2 of 26-1-29
TRACT 4: SW/4 of 23-1-29; NW/4 and a tract of grass in S/2 of 26-1-29

LOCATION: From the intersection of Hwys 36 and 83 in Oberlin, Kansas, go 7 miles North to the SE corner of the Tract 1. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 4 individual tracts and in combination of Tracts 1, 3 and 4. *Tract 2 (the farmstead) will sell separately and will NOT be offered in combination with any other tract.* 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 1, 3 and 4 during the auction as determined by the auction company. 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 August 21, 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. All bids are subject to Sellers's confirmation. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: Mineral rights are believed to be 100% intact and all of the Sellers' interest will transfer to the Buyer(s) at closing.

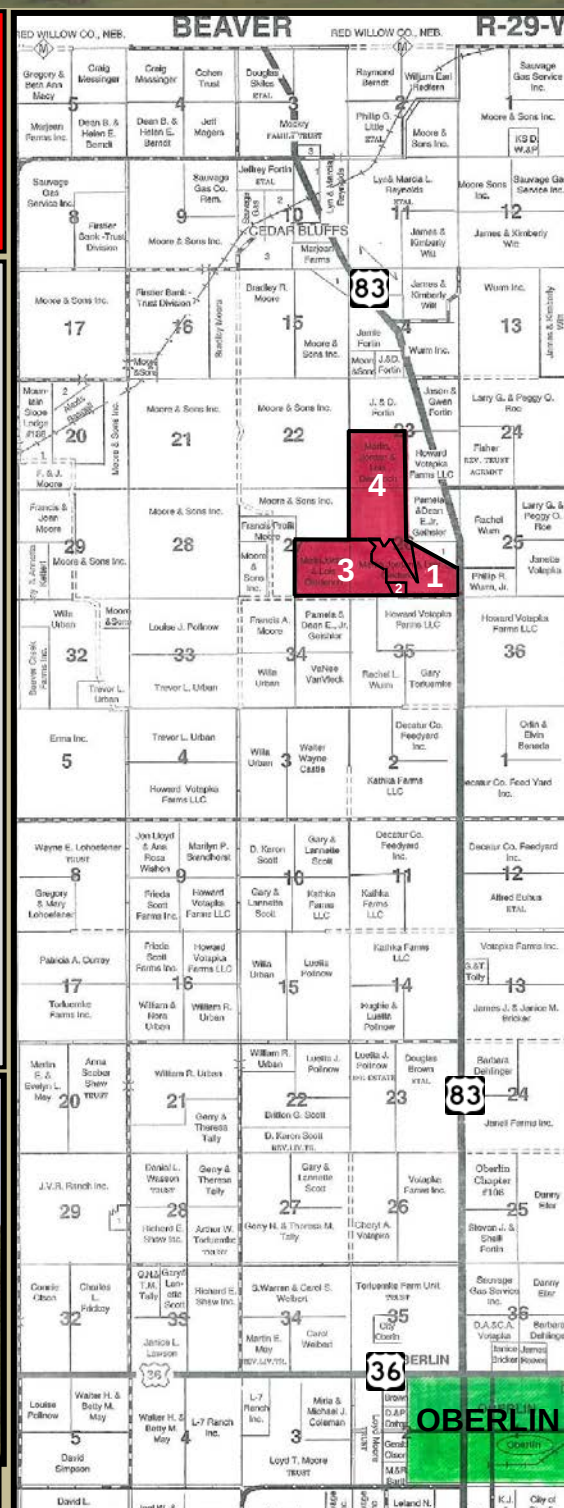
CROPS: Cropland acres are subject to the tenant's rights under a cash lease agreement. The grassland acres are also subject to tenant's rights. The Sellers will retain 100% of the 2013 lease payments.

FSA INFORMATION: All FSA payments associated with the 2013 crop year will follow the crops. See chart on back for FSA base acres & yields.

CLOSING: Closing will be on or before August 21, 2013.

POSSESSION: Date of closing, subject to the tenants' rights on the cropland and grass acres, no later than March 1, 2014.

REAL ESTATE TAXES: Sellers will pay taxes for 2013 and prior years. See chart on back for 2012 taxes.



TRACT 3



TRACTS 3 & 4



TRACT 2: 6.1+/- ACRES with FARMSTEAD



IMPROVEMENTS: 1½ story 1,536 sq. ft. home. The property also includes a detached garage, barn, shop building, grain bin, corrals and other supporting outbuildings. The property is being sold in its current "AS-IS", "WHERE-IS" condition with no warranties, either expressed or implied.

For a Virtual Tour Visit
www.farmandranchrealty.com

AUCTIONEER'S NOTE: The heirs of Charles & Matilda Diederich have all agreed to dispose of their parents' family farm located on Hwy 83 near Cedar Bluffs, Kansas, 4 miles South of the Kansas/Nebraska state line.

This farm consists of 750+ contiguous acres of cropland and pasture. Tract 2 is 6.1 acres which includes a home, shop building, water well, barn, corrals, grain bins and a good windbreak. There is a 264'x185' parcel with a house and building which is deeded out and will not be included in the sale. See map on the back for additional tract details.

This is the first time in 40 years that the pond on Tract 3 has been dry. However, there are good windmills in each pasture to provide livestock water.

CALL DON FOR ADDITIONAL INFORMATION ON THIS PROPERTY.

INTERNET BIDDING AVAILABLE
 Register by July 10, 2013 to bid online.
 Call for details.

TRACT 4



TRACT 3



FARM & RANCH REALTY, INC.



1420 W. 4TH • COLBY, KS 67701
TOLL FREE – 1-800-247-7863
DONALD L. HAZLETT
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