0 ACRES CROPLA

NORTON & PHILLIP COUNT

383

PHILLIP**SBU**RG 183 183

ACCEPTANCE OF BIDS: The successful bidders 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.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. 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.

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

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor 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-ofway and easements, whether recorded or not. There are oil and gas leases of record on both

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

SELLER: SKC FARMS

AUCTION LOCATION: ST. FRANCIS PARISH HALL, NORTON, KS

LEGAL DESCRIPTIONS:

TRACT 1: SW/4 of 3-4-24, NORTON COUNTY, KANSAS TRACT 2: NW/4NE/4 of 7-5-18, PHILLIPS COUNTY, KANSAS

LAND LOCATION:

TRACT 1: From the intersection of Hwys 36 and 383 located 6 miles West of Norton, Kansas, go 7 miles South to Road T and $\frac{1}{2}$ mile West to the SE corner of the property.

TRACT 2: From Speed, Kansas, go 21/2 miles South to W. Zenith Road and 11/2 miles East to the NW corner of the property. SIGNS WILL BE POSTED!

MANNER OF SALE: This real estate will be offered in 2 individual tracts only. There will be no combination of tracts. 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 June 28, 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. Announcements made day of sale take precedence over printed material and previously made oral statements.

MINERAL RIGHTS:

TRACT 1: Seller will convey surface rights only to the Buyer at closing.

TRACT 2: All of the Seller's interest will transfer to the Buyer at closing.

CROPS: There are no growing crops.

FSA INFORMATION: Buyer of Tract 1 will receive 100% of all FSA payments associated with the 2013 crop

CLOSING: Closing will be on or before June 28, 2013.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for all of 2012 and prior years. Taxes for 2013 will be prorated to the date of closing. See chart below for 2012 taxes.

For a virtual tour visit www.farmandranchrealty.com

| TRACT | TOTAL ACRES | CROP LAND ACRES | GRASS LAND ACRES | WHEAT BASE/ YLD | CORN BASE/ YLD | GR SORG BASE/ YLD | BARLEY BASE/ YLD | 2012 TAXES |
|-------|----------------|-----------------------|------------------------|-----------------------|----------------------|-------------------------|------------------------|---------------|
| 1 | 160 | 114.9 | 45.1 <u>+</u> | 71.0/35 | 2.0/46 | 20.8/45 | .7/41 | \$482.92 |
| 2 | 40 | | 40.0 <u>+</u> | | | | | \$29.98 |

200.0 114.9 85.1<u>+</u>







INTERNET BIDDING AVAILABLE Register by May 21st to bid online. Call for details.

SOILS LEGEND

2668 - Holdrege silt loam - 1 - 3% 2817 - Uly silt loam - 3 - 6%

2670 - Holdrege silt loam - 3 - 7% 2828 - Uly-Penden complex - 6 - 20% 2578 - Coly & Uly silt loams - 6 -10%

2819 - Uly silt loam - 6 - 11% 2669 - Holdrege silt loam - 1 - 3%,

eroded



AUCTIONEER'S NOTE: Tract 1 is a good Norton County quarter located 31/2 miles South and ½ mile West of Sebelius Reservoir. It has fantastic deer and pheasant hunting! There are 115 acres of cropland that are open and ready for Spring planting -- IMMEDIATE POSSESSION to the Buyer!

Tract 2 is a 40 acre pasture with a water well, and electricity is only $\frac{1}{4}$ mile away -- it would make a nice, secluded building site overlooking the Solomon River. Also offers EXCELLENT hunting potential!

CALL FARM & RANCH REALTY FOR MORE INFORMATION!

FARM & RANCH REALI



DONALD L. HAZLETT

BROKER/AUCTIONEER

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

