

320 ACRES NORTON COUNTY, KS CROPLAND

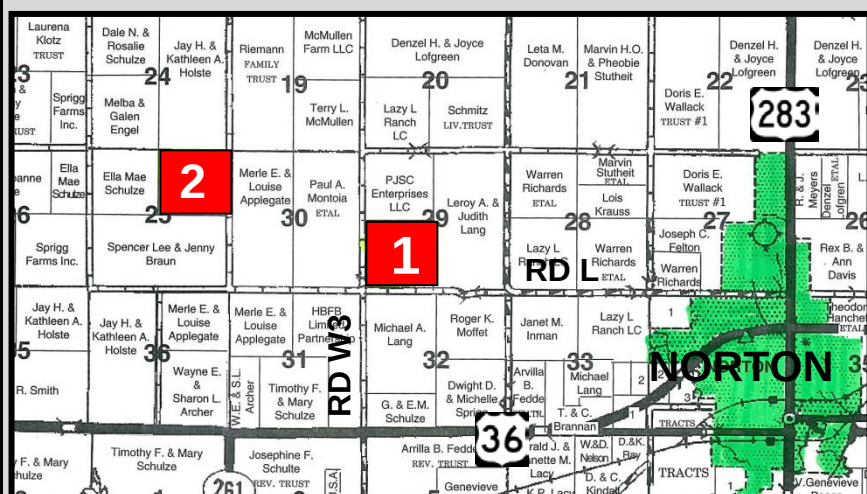
LAND ABSOLUTE AUCTION

THURSDAY, MARCH 28, 2013 @ 10:30 AM, CDT

AUCTION LOCATION:
ST. FRANCIS PARISH HALL
NORTON, KANSAS

SELLER:
LEITNER FAMILY TRUST

LEGAL DESCRIPTIONS:
TRACT 1: SW/4 of Section 29-2-23
TRACT 2: NE/4 of Section 25-2-24



LAND LOCATION: From the intersections of Hwys 36 and 283 in Norton, Kansas -
Tract 1: Go 3 miles West on Hwy 36 to Road W3, and 1 mile North to the SW corner
Tract 2: Go 3 miles West to Road W3, 1 mile North to Road L, 1 mile West to Road W4 and ½ mile North to the SE corner. **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 April 30, 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. **Announcements made day of sale will take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: Seller shall retain 100% of the mineral rights perpetually.

CROPS: Tenant's will retain 100% of all 2013 crops under the current cash lease agreements through December 31, 2013. Buyer(s) will receive 100% of all cash lease payments for 2013. See chart below for lease payment amounts.

FSA INFORMATION: Tenant will retain 100% of all FSA payments under the current case lease agreement through December 31, 2013. See chart below for cropland acres, base acres & DCP yields.

CLOSING: Date of closing will be on or before April 30, 2013.

POSSESSION: Possession will be the date of closing, subject to the tenant's rights through December 31, 2013.

REAL ESTATE TAXES: Sellers will pay taxes for all of 2012 and prior years. Taxes for 2013 will be the responsibility of the Buyer(s). See chart below for 2012 taxes.

INTERNET BIDDING AVAILABLE!
Register by March 18, 2013. CALL FOR DETAILS!

TR #	TOTAL ACRES	CROP LAND	2013 LEASE PAYMENTS	WHEAT BASE/ YLD	CORN BASE/ YLD	GR SORG BASE/ YLD	OATS BASE/ YLD	2012 TAXES
1	160	156.3	\$7,815.00	72.5/38	36.5/46	10.6/56	0.2/42	\$694.70
2	160	155.1	\$7,720.00	38.8/38		38.8/51		\$645.44
	320.0	311.4						

SOILS LEGEND
Hp - Holdrege silt loam, 1 to 3% slopes
Ub - Uly silt loam, 6 to 10% slopes
Co - Coly & Uly silt loams, 6 to 10% slopes
UC - Uly complex - 10 to 20% slopes
Hb - Hobbs silt loam

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. 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.

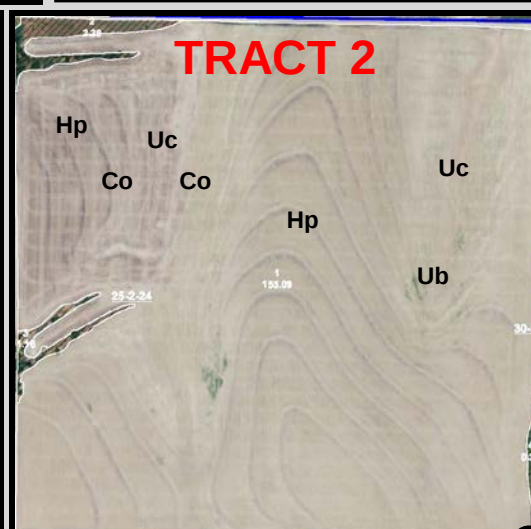
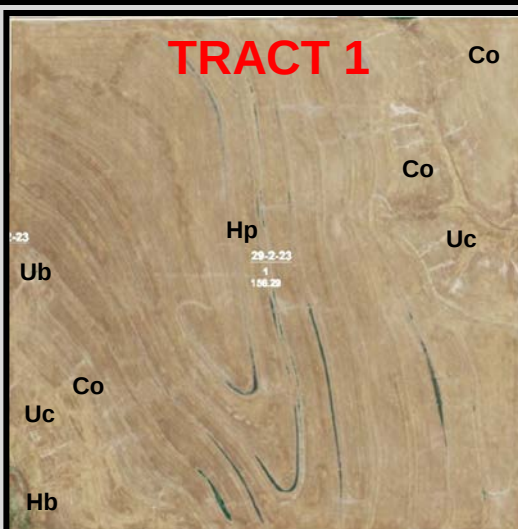
EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) and one-half by the Seller. Title evidence will be provided on sale day.

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-of-way and easements, whether recorded or not. There are oil and gas leases of record on both tracts.

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

AUCTIONEER'S NOTE: Leitner Family Trust has decided to liquidate their Norton County land due to the death of their mother, Lucille E. Leitner. The farms have two tenants who will operate the farm thru the 2013 season under the cash lease agreements which are in effect. Copies of the leases are available upon request. Lease payments are set out in the chart above. This land is located near the City of Norton in an area of very few land offerings. **THIS WILL BE A PRIME OPPORTUNITY TO ADD TO YOUR HOLDINGS IN THE AREA, OR IT WOULD MAKE A GREAT INVESTMENT FOR THE FUTURE.**



For a virtual tour visit
www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



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Toll Free: 1-800- 247-7863

Donald L. Hazlett
Broker/Auctioneer

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

