320 ACRES NORTON COUNTY CROPLAND TUESDAY, MARCH 19, 2013 @ 10:30 AM, CDT

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

SELLERS: ANDREW & CHARLIE KLOTZ

LAND LOCATION: From the intersections of Hwys 36 and 283 in Norton, Kansas, go 6 miles West to Road W6, 4 miles North and 11/2 miles West to the NE corner of Tract 1, and 3 miles North & ½ mile East to the NW corner of Tract 2. 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 18, 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' confirmation. Announcements made day of sale will take precedence over printed material and previously made oral statements.

MINERAL RIGHTS: Sellers will retain one-half (1/2) of the mineral rights for a term of twenty (20) years with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Crops are subject to the tenant's rights under the "Farm Lease Agreement" through Dec. 31, 2014. Buyer(s) will receive 100% of all lease payments for 2013 and 2014. See chart below for annual lease payments.

FSA INFORMATION: All FSA payments are subject to the tenant's rights under the "Farm Lease Agreement" through Dec. 31, 2014. See chart below for cropland acres, base acres & DCP vields.

CRP INFORMATION: There is a CRP contract on Tract 2 in effect on 17.7 acres at \$36.61 per acre with an option to cancel for \$162.

CLOSING: Date of closing will be on or before April 18, 2013.

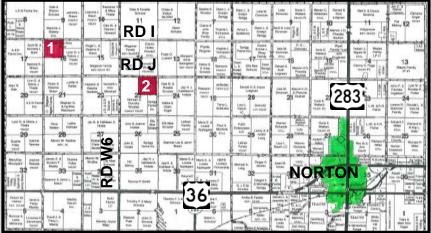
307.1

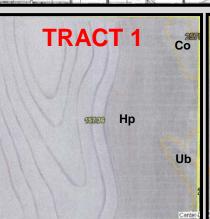
POSSESSION: Possession will be the date of closing, subject to the terms and conditions of the "Farm Lease Agreement" through December 31, 2014.

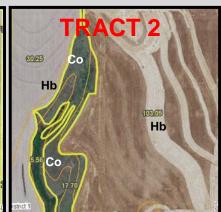
REAL ESTATE TAXES: Sellers will pay taxes for all of 2012 and prior years. Taxes for 2013 will be the responsibility of the Buyer(s). See chart below for 2012 tax amounts.

LEGAL DESCRIPTIONS:

TRACT 1: NW/4 of Section 16-2-24 TRACT 2: NE/4 of Section 23-2-24







SOILS LEGEND

Hp - Holdrege silt loam, 1 to 3% slopes

Ub - Uly silt loam, 6 to 11% slopes

Co - Coly & Uly silt loams, 6 to 10% slopes

| TR# | TOTAL ACRES | CROP LAND | GRASS AND ROADS | APPROXIMATE LEASE PAYMENTS | WHEAT BASE/ YLD | OATS BASE/ YLD | GR SORG BASE/ YLD | SOYBEANS BASE/ YLD | 2012 TAXES |
|-----|----------------|--------------|--------------------|----------------------------|--|-------------------|----------------------|-----------------------|-----------------|
| 1 | 160.0 | 156.05* | | \$7,008.30 | 65.7/44* | 5.1/48* | 54.4/57* | 1.8/48* | \$743.96 |
| 2 | 160.0 | 151.00 | 9.0 <u>+</u> | \$5,998.50 | 70.7/44 | 4.2/48 | 38.5/57 | 1.0/48 | \$642.86 |
| | | | | | *Cropland & base acres are currently combined. | | | The acreage split | in the chart is |

an estimate only. FSA will split the cropland & base acres after the auction.

INTERNET BIDDING AVAILABLE! Register by March 11, 2013. CALL FOR DETAILS!

9.0+



320.0



For a virtual tour visit www.farmandranchrealty.com

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.

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: 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.

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

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

FARM & RANCH REALTY, INC.

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!" 🔢



AUCTIONEER'S NOTE: Andrew & Charlie Klotz have inherited these two outstanding cropland quarters from their late father, Paul Klotz, who was the son of longtime Norton County residents Martin & Laurena Klotz.

Andrew & Charlie will offer these two quarters for sale at PUBLIC AUCTION on Tuesday, March 19th in Norton at the Parish Hall.

The land has a tenant lease thru 2014 with Steve Washburn of rural Norton. Contact the auction company for further details regarding the lease. Lease payments are set out in the chart above.

THIS IS AN EXCELLENT OPPORTUNITY TO PURCHASE GOOD, PRODUCTIVE CROPLAND. SEE YOU AT THE AUCTION!!

