

320 ACRES NORTON COUNTY CROPLAND

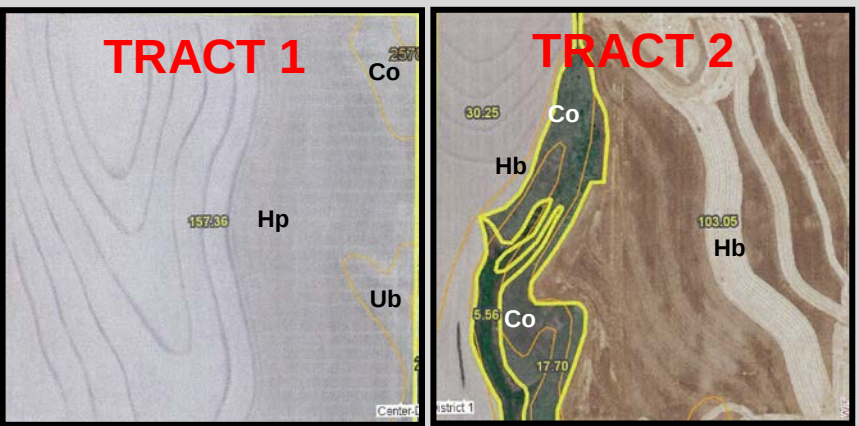
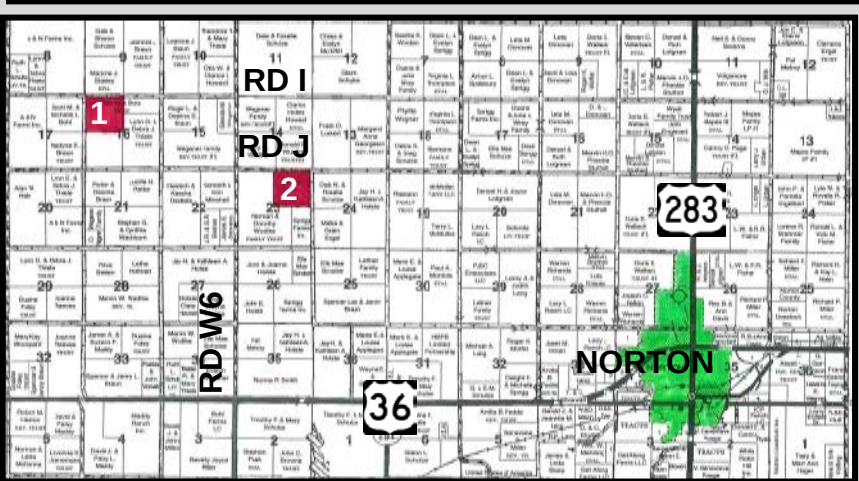
LAND AUCTION

TUESDAY, MARCH 19, 2013 @ 10:30 AM, CDT

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

SELLERS: ANDREW & CHARLIE KLOTZ

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+	\$5,998.50	70.7/44	4.2/48	38.5/57	1.0/48	\$642.86
	320.0	307.1	9.0+						

*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!



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*.

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!!

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!”

