

160+/- ACRES NORTON CO, KS CROPLAND

"Multi-Parcel" ABSOLUTE LAND AUCTION

TUESDAY, JAN. 29, 2013 @10:30 AM, CST

AUCTION LOCATION: COMMUNITY BUILDING, LENORA, KANSAS

LAND LOCATION: From the intersection of Road W6 and Hwy 9 in Lenora, Kansas, go 2 miles West on Hwy 9 to Road W8, then 1/2 mile North to the SE corner of the property. **SIGNS WILL BE POSTED!**

MANNER OF SALE This property will be offered as a "MULTI-PARCEL" auction in 2 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on both tracts and combination of the tracts during the auction as determined by the auction company. Bids on both tracts and the total property may compete. 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 February 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 will take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: Tract 1: Surface rights only.

Tract 2: 100% of the mineral rights and the royalty production will transfer to the Buyer at closing.

CROPS: There are approximately 87.08 acres planted to wheat and the Buyer will receive the landlord's 1/3rd share of the 2013 wheat crop.

FSA PAYMENTS:	Cropland acres -	155.3
	Grass (haying) acres -	4.7±
	BASE ACRES	DCP YIELD
Wheat	108.5	30
Corn	15.6	44
Grain Sorghum	7.4	44

All FSA payments associated with the 2013 crop year, if any, will follow the 2013 crops.

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

POSSESSION: Date of closing on the open acres and after the 2013 harvest on the planted wheat acres.

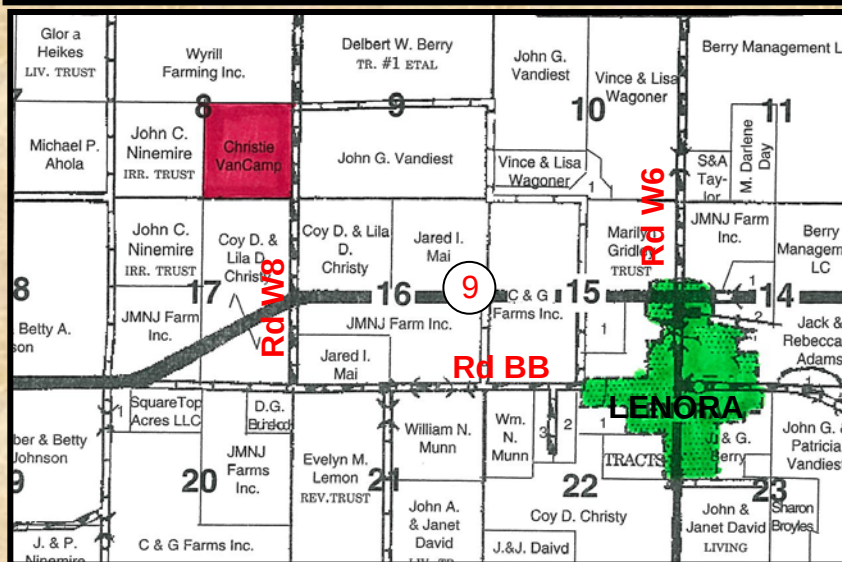
REAL ESTATE TAXES: Seller will pay taxes for 2012 and prior years. Taxes for 2013 will be the responsibility of the Buyer. (2012 real estate taxes = \$681.70)

SELLER: CHRISTIE VANCAMP

LEGAL DESCRIPTIONS:

TRACT 1: SE/4 OF SECTION 8-5-24
(surface rights only)

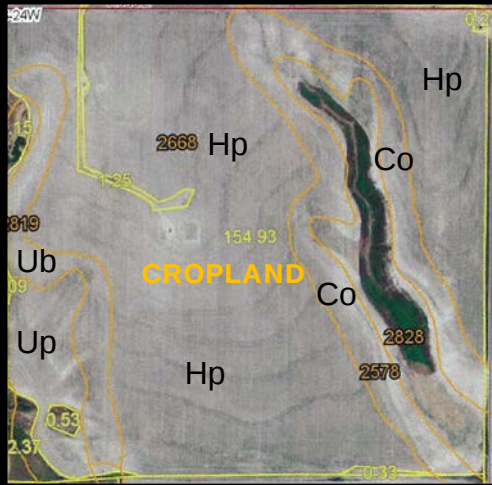
TRACT 2: 100% OF THE MINERAL RIGHTS AND ROYALTY PRODUCTION IN AND UNDER TRACT 1



INTERNET BIDDING AVAILABLE!

Register by Jan. 21, 2013 to bid online! Call for details!

TRACT 1



SOILS LEGEND

Hp-	Holdrege silt loam - 1 to 3% slopes
Ub -	Uly silt loam, 6-11% slopes
Co-	Coly & Uly silt loam - 6 to 10% slopes
Up -	Uly-Penden complex, 6-20% slopes
Uc-	Uly Complex, 10-20% slopes



5,000
Bushel
Grain Bin

TRACT 2



ROYALTY INCOME: Transfer of the royalty income will be effective April 1, 2013, and all royalty income for production paid prior to April 1, 2013, will be retained by the Seller. All royalty income for production paid on and after April 1, 2013, will be paid to the Buyer.

ANNUAL OIL PRODUCTION (BBLS)	
YEAR	
2012 thru 9/1/12	795.80
2011	1,102.00
2010	1,253.00

Seller's 1/8th interest (.125) in the royalty production will transfer to the Buyer at closing

*COPIES OF THE RENDITION SHEETS ARE AVAILABLE UPON REQUEST!

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.

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.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer in the amount of the purchase price on Tract 1 with the premium to be paid one-half by the Seller and one-half by the Buyer. Copies of the title insurance commitments will be available for review at the auction. A certificate of title will be available for Tract 2.

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, and to an oil and gas lease of record.

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

For virtual tour visit
www.farmandranchrealty.com

AUCTIONEER'S NOTE: This is a good dryland quarter with mostly Holdrege silt loam soils, located in a very productive area of Norton County.

The mineral rights and royalty production will be offered as Tract 2, see the chart for detailed production records for 2010, 2011, and 2012 YTD.

This quarter will rent very well, and the mineral rights and oil royalty make it a great investment! Call for more details!!

There is a 5,000 bushel grain bin located on Tract 1 that is included with the land.

Call **SCOTTY LEGERE**, listing agent @ 785-650-9970 (cell) for further information and a tour of the land.

FARM & RANCH REALTY, INC.

Scotty Legere, Listing Agent
(785-650-9970)

1420 W. 4th • Colby, KS 67701

TOLL FREE (800) 247-7863

Donald L. Hazlett, Broker/Auctioneer



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