



FARM & RANCH REALTY, INC.
PO BOX 947
COLBY, KS 67701

LAND AUCTION

November 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	Be sure to attend the Griffey Farms Auction!!!

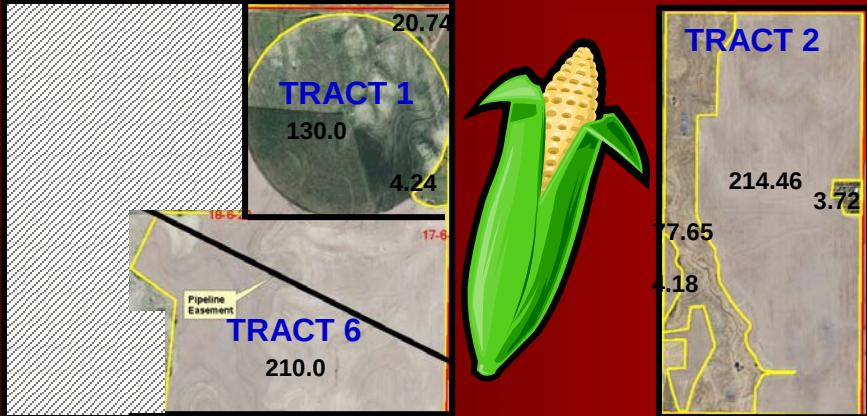
2,125 ACRES IRRIGATED & DRYLAND CROPLAND, & GRASS IN GRAHAM & NORTON COUNTIES, KANSAS

Please Post

TRACT	AUCTION ACRES	IRRIGATED CROP ACRES	DRYLAND CROPLAND	GRASS CARRIED AS CROPLAND	GRASS, ROADS & FARMSTEAD ACRES	ACRES PLANTED TO WHEAT	WHEAT BASE/ YLD	GRAIN SORGHUM BASE/YLD	SUN FLOWERS BASE/YLD	BARLEY BASE/ YLD	OATS BASE/ YLD	2011 TAXES
1	160.0	130.0	5.0		25.0		79.7/41	27.5/57	15.7/974	15.5/40	1.6/50	\$1,518.48 Tr 1 & 6
2	315.0		228.3		86.7		116.3/41	40.2/57	22.5/974	22.6/40	2.5/50	\$725.88
3	320.0		289.2		30.8	289.2	146.1/41	50.4/57	28.5/974	28.5/40	3.0/50	\$1,094.20
4	920.0		199.7	9.5	710.8	61.9	106.1/41	36.4/57	20.8/974	20.5/40	2.2/50	\$1,563.94
5	200.0	34.0	163.0		3.0		95.6/41	32.7/57	18.5/974	18.4/40	1.8/50	\$1,132.48
6	210.0		210.0			90.0	105.7/41	36.5/57	20.6/974	20.6/40	2.2/50	Combined w/Tr 1
	2,125.0	164.00	1095.20	9.50	856.30	441.1	*Estimated FSA base acres					



GRAHAM COUNTY



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. FSA acres may not be the same as deeded acres. Acreages are not covered by title insurance.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied. Statements, while not guaranteed, are from reliable sources.

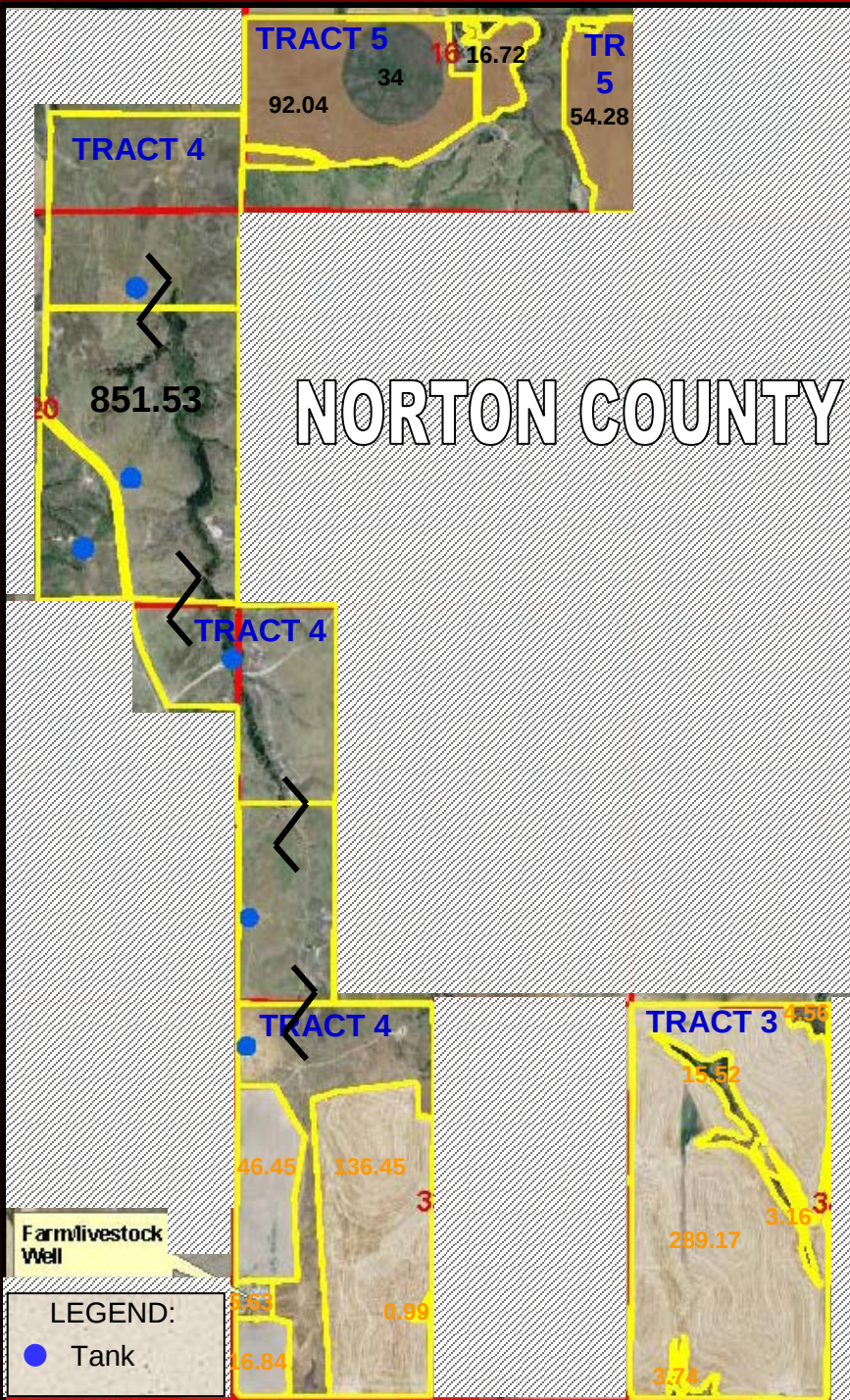
ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a Farm & Ranch real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

EVIDENCE OF TITLE: 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.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to oil and gas leases of record.

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

NORTON COUNTY



TRACT 4 - IMPROVEMENTS
2,141 sq ft 2-story home built in 1900 with 3 bedrooms, 1 bath, and an enclosed porch. This tract also includes a 40'x80' quonset, 36'x80' quonset w/concrete floor and 14' door, corrals, grain storage and other supporting outbuildings. Property is selling "AS-IS", "WHERE-IS" with no warranties, either expressed or implied.



FOR VIRTUAL TOUR visit
www.farmandranchrealty.com