

2,125+/- ACRES IRRIGATED & DRYLAND CROPLAND, AND GRASS

GRAHAM & NORTON COUNTIES, KS

LAND AUCTION

MULTI-PARCEL AUCTION - 6 TRACTS & COMBOS

THURSDAY, NOV. 1, 2012 @10:30 AM, CDT

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

SELLER: GRIFFEY FARMS

LEGAL DESCRIPTIONS

GRAHAM COUNTY, KANSAS:

TRACT 1: NE/4 of 18-6-22

TRACT 2: E/2 of 16-6-23, less the improvements and cemetery tracts (approximately 5 total acres)

NORTON COUNTY, KANSAS:

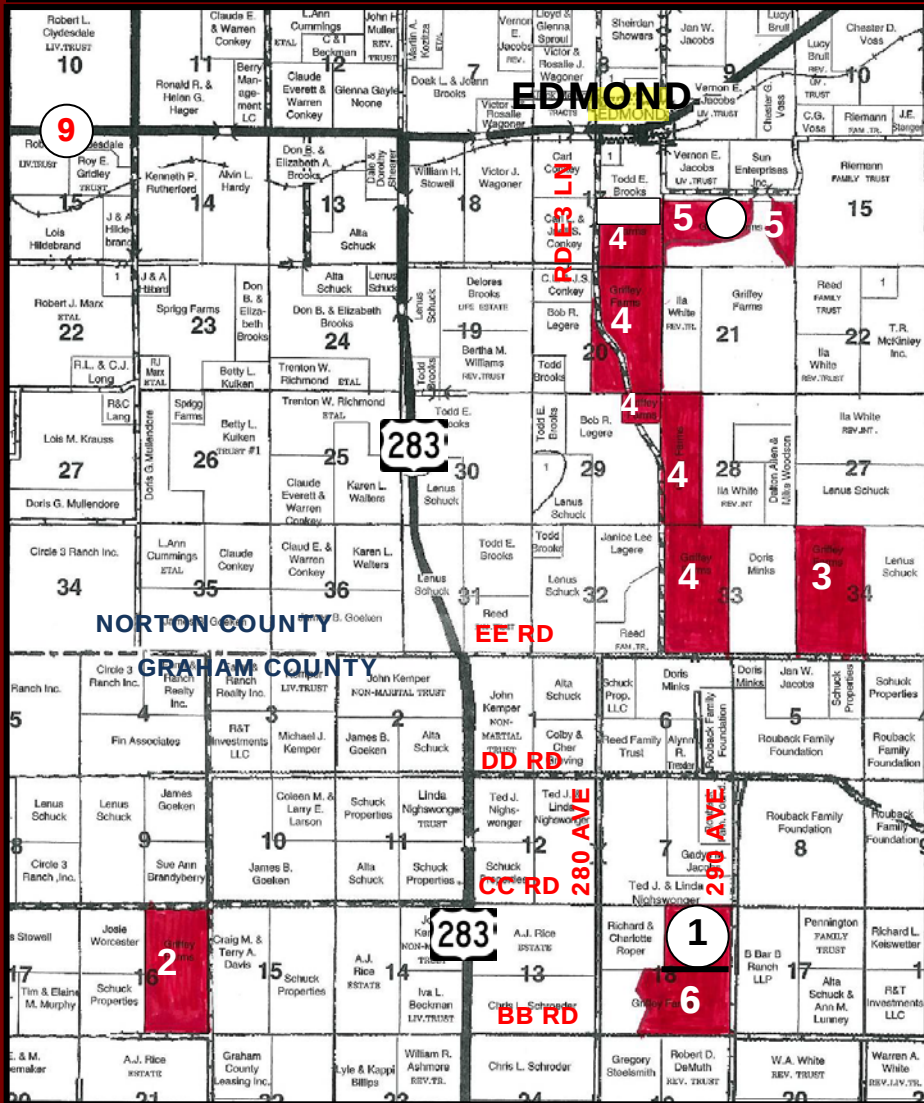
TRACT 3: W/2 of 34-5-22

TRACT 4: W/2 of 33-5-22, W/2W/2 of 28-5-22, NE/4NE/4 of 29-5-22, E/2 of 20-5-22 and S/2SE/4 of 17-5-22

TRACT 5: Cropland acres in S/2 of 16-5-22

GRAHAM COUNTY, KANSAS:

TRACT 6: Approximately 210 acres of cropland in S/2 of 18-6-22



LAND LOCATION: From Edmond, Kansas, go 1 mile South to the NW corner of Tract 4 – See map for land locations - **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 6 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on tracts, tract combinations, 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 November 30, 2012, 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 take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: Seller will reserve an undivided 50% interest of the mineral rights for a term of 20 years, said reservation to be fully participating in leases, delay rentals, bonuses and royalties. Seller will retain 100% of all current production perpetually.

CROPS: Crops are subject to the tenant's rights of Greving Farms, Inc. and Colby J. Greving and Cher R. Greving under two FARM LEASE agreements, copies of which are available for review from the auction company.

FSA INFORMATION: Seller will retain the landlord's share, if any, of all FSA payments associated with the 2012 crop year. See chart on back for bases and yields.

CLOSING: Closing will be on or before November 30, 2012.

POSSESSION: Date of closing, subject to the tenants' rights under the current FARM LEASE agreements.

REAL ESTATE TAXES: Seller will pay taxes for 2012 and prior years. See chart on back for 2011 tax amounts.

SEE FSA CHART, AERIAL PHOTOS & ADDITIONAL INFORMATION ON BACK



IRRIGATION INFORMATION

WATER RIGHTS:

Tract 1: Water Right File #21530 - permitted for 199AF at 545 GPM. The sprinkler, motor, and electrical panel on this tract belong to the tenant.

Tract 5: Water Right File #18561 - permitted for 82AF at 195 GPM.

INTERNET BIDDING AVAILABLE
Register by October 22nd to bid online.
Call for details.

For a virtual tour visit www.farmandranchrealty.com



AUCTIONEER'S NOTE: This farm offers a **VERY DIVERSE COMBINATION OF DRYLAND, IRRIGATION AND PASTURE LAND.** The North pivot is in alfalfa while the South pivot will be open and ready for 2013 corn. The South pivot is the property of the tenants and will be **REMOVED BY MARCH 1, 2013.** **THE SOUTH IRRIGATION WELL WAS TESTED AT 844 GPM IN SEPTEMBER OF 2012.** This well is powered with a 60HP GE electric motor and an 8" Gould's pump. It is permitted for 199 AF at 545 GPM. The North well in Tract 5 is permitted for 82 AF at 195 GPM.

The pasture on Tract 4 has a 2" PVC pipeline from the improvement site to six 2,200 gallon galvanized tanks with 15' diameters, that provide water to the pasture. The fences are nearly all 3 and 4 wire and are in good condition.

The improvements on Tract 4 could provide a homestead for a potential Buyer. It includes a 2-story home, corrals, barn, grain storage and quonsets and is located 1½ miles East on EE road from US Hwy 283. The Sellers are retaining all current oil production, however they are transferring 50% of any mineral rights they own on the entire property to the Buyer(s).

CALL SCOTTY LEGERE AT 785-650-9970 FOR MORE INFORMATION!

FARM & RANCH REALTY, INC.



SCOTTY LEGERE, Listing Agent

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!"

