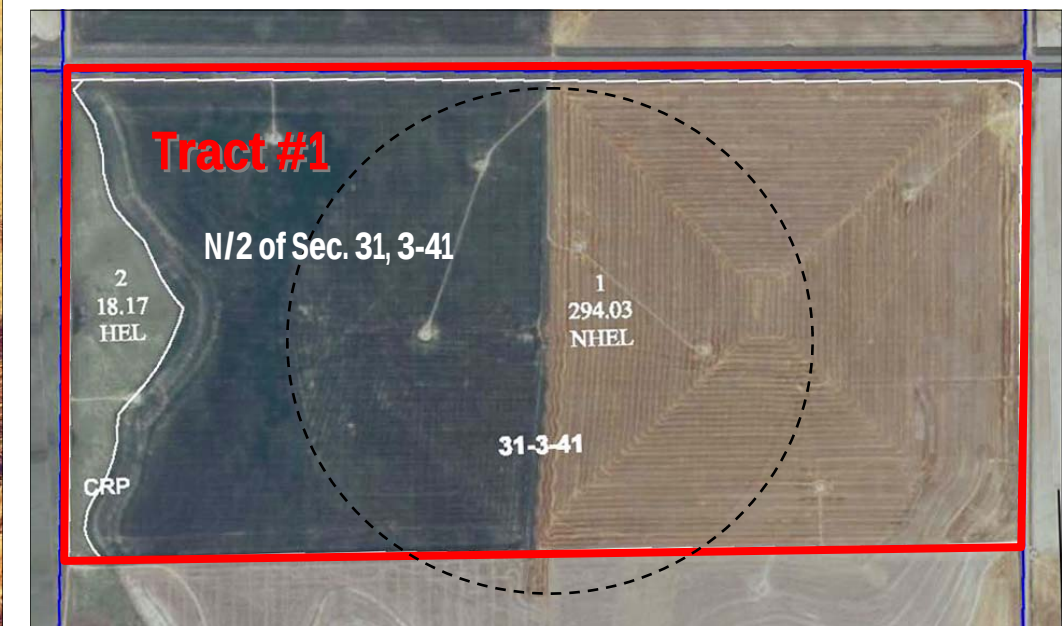
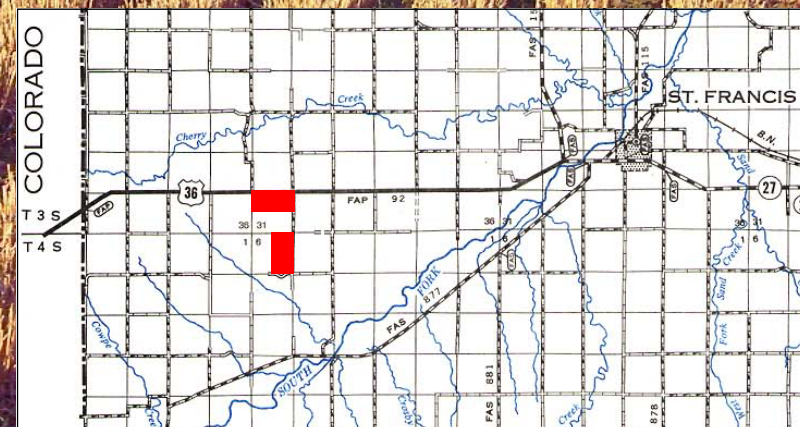


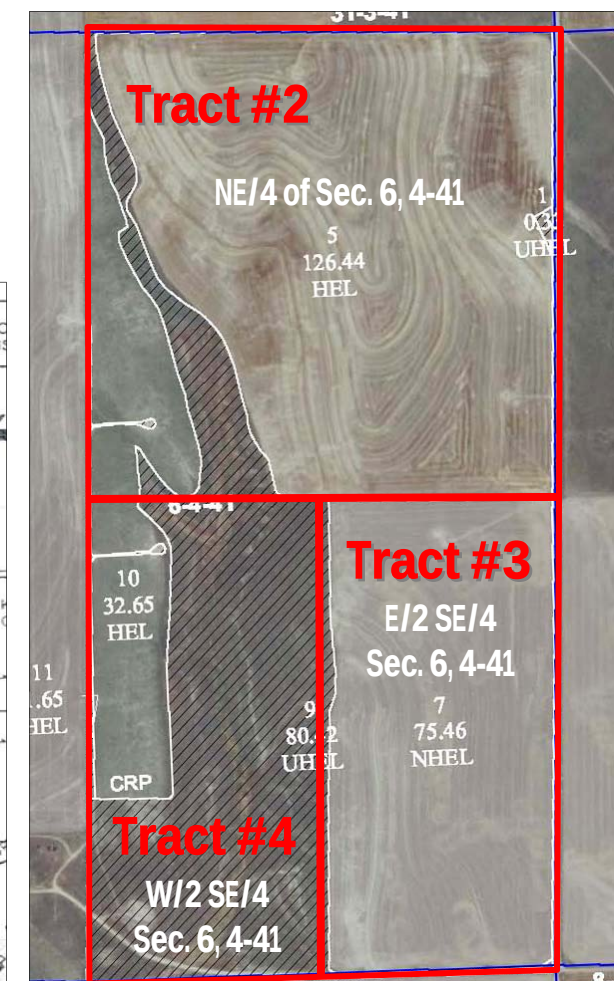
ZIMBELMAN – RAILE FARMLAND AUCTION

TO SELL IN 4 TRACTS OR IN COMBINATIONS

TRACT	AUCTION ACRES	IRR. ACRES	DRYLAND ACRES	CRP ACRES/\$	GRASS ACRES	IRR. WELL PERMITS GPM/Ac.Ft.	WHEAT BASE/YLD	SORGHUM BASE/YLD	SUNFLOWER BASE/YLD	BARLEY BASE/YLD
1	320	312.2		18.2/\$27.50		650/214 & 290/121	165.6/49 bu	6.3/46 bu	2.6/804 lb	26.7/39 bu
2	160		126.4	17.2/\$32.17	14.1		75.8/36 bu	3/46 bu	.8/804 lb	12.6/39 bu
3	80		75.5		3.7		45.2/49 bu	1.8/46 bu	.5/804 lb	7.5/39 bu
4	80			15.6/\$32.17	62.6					



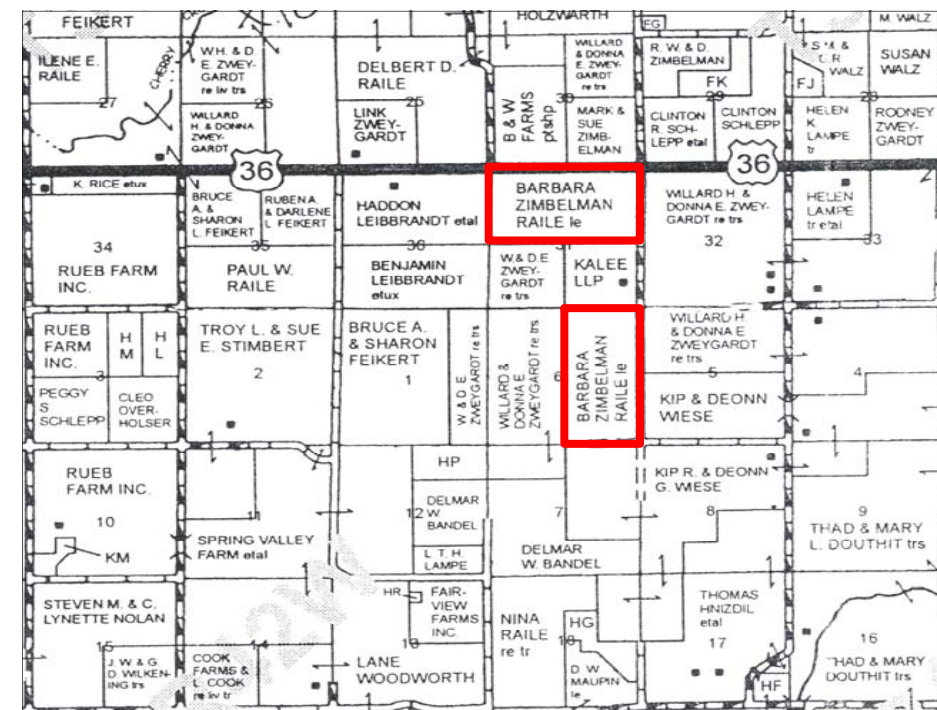
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to purchase this productive farmland, CRP
and Grass, located on Highway 36
just 8 miles west of St. Francis, Kansas



- Productive Soils
- Immediate Crop Income
- 2 Irrigation Wells
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FRIDAY, MAY 4 - 10:00 AM CT - CHEYENNE COUNTY FAIRGROUNDS



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TERMS & CONDITIONS

MANNER OF SALE

Real estate will be offered in four individual tracts and combinations of tracts. Property will sell in manner producing the highest price for Seller.

TERMS

10% of the contract price will be due immediately after the auction, with the balance due at closing, on or before June 4, 2012. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisals, surveys or inspections. Financing, if necessary, should be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract immediately following the auction. Example copies of the contract will be available prior to the sale.

EVIDENCE OF TITLE

Title insurance, in the amount of the purchase price, will be paid ½ by Seller and ½ by Buyer. Copies of title insurance policy commitments will be provided on sale day.

INSPECTIONS

There is no inspection period in the contract, therefore, each potential bidder is responsible for conducting his own independent inspections and due diligence concerning pertinent facts about the property prior to the auction. All information is deemed to be from reliable sources. Neither Seller nor Shay Realty, Inc. is making any warranties about the property, either expressed or implied. To schedule inspections of land, contact Shay Realty, Inc.

ACREAGES

Acreages are considered approximate and tracts will be sold by acres advertised. Acreage figures are from sources believed to be reliable. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

TAXES

All taxes are considered approximate. Seller will pay the 2011 and prior years' taxes with the taxes for 2012 to be paid by the Buyer.

CROPS, CROP INSURANCE AND FSA PAYMENTS

Buyer to receive Owners' 1/3 share of the 2012 wheat crop. Buyer shall be responsible for 1/3 share of Federal Crop Insurance premiums and 1/3 share of fertilizer and/or herbicide expense for the 2012 harvested wheat crop. Buyer to receive Owners' 1/3 share of the 2012 FSA payments.

MINERAL RIGHTS

Seller reserves all oil, gas and mineral rights owned by Seller.

EASEMENTS

Sale is subject to all rights-of-way and easements, whether recorded or not, and subject to any oil and gas leases of record.

SURVEYS

Property will sell by legal description only.

WATER

All water rights owned by Seller shall go to the Buyer. All Bidders should satisfy themselves as to their individual water concerns. Neither the Seller nor Shay Realty, Inc. is making any warranties, either expressed or implied, pertaining to water or its availability.

POSSESSION

Possession shall be at closing on fallow acres. Possession of acres with growing crops will be after harvest subject to the current lease.

AGENCY

The Listing Broker with Shay Realty, Inc. is the Seller's Agent. No compensation for other agents available for this transaction.

LAND AUCTION

**640± ACRE CHEYENNE CO., KANSAS
IRRIGATION, DRYLAND, CRP & GRASS**

**RUBEN ZIMBELMAN &
BARBARA ZIMBELMAN RAILE
ESTATE PROPERTY**

**CHEYENNE COUNTY
FAIRGROUNDS
ST. FRANCIS, KANSAS
MAY 4, 2012
FRIDAY • 10 A.M. CT**

AUCTION CONDUCTED BY SHAY REALTY, INC.

ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ANY PRINTED MATERIAL OR PRIOR REPRESENTATIONS