

10:30 a.m. CT
Thursday, April 19
Cheyenne Co. KS

ABSOLUTE LAND AUCTION

AUCTION SITE:
Fairgrounds 4-H Bldg.
St. Francis, KS
Signs will be posted!

160± Acres Dryland

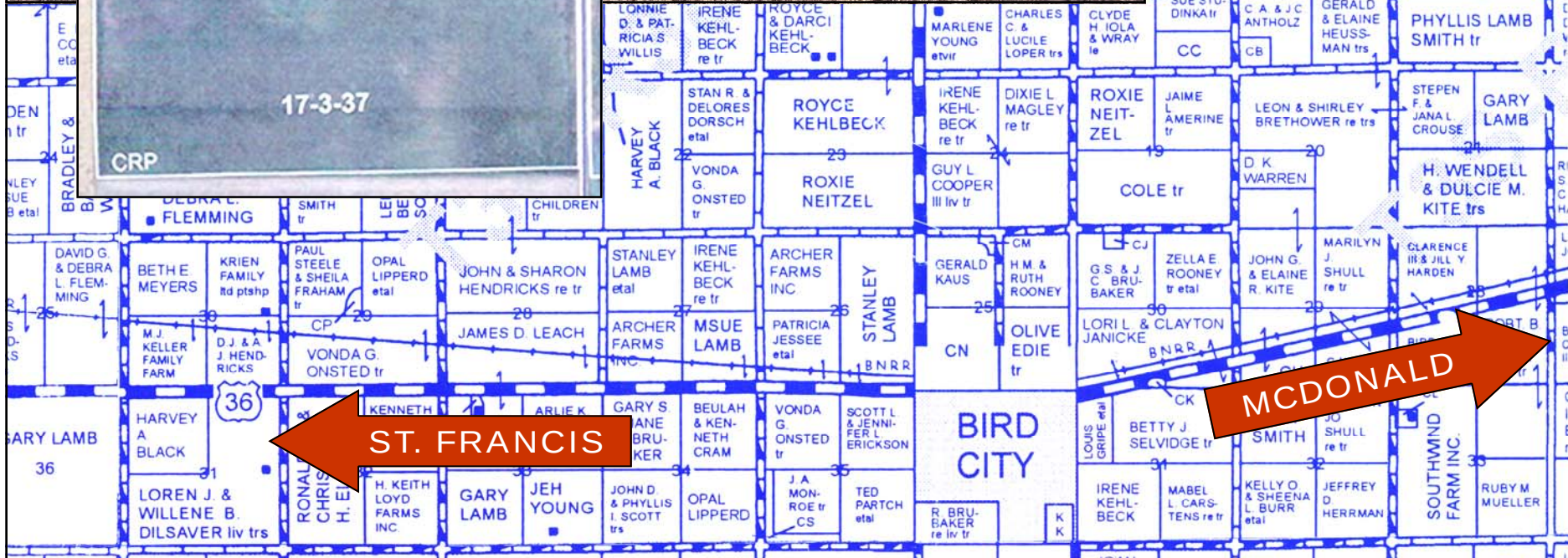
Leon & Shirley Brethower, Sellers

NE/4 Sec. 17, 3-37, Cheyenne County, Kansas



Excellent Cropland!!

- ◆ Recently out of CRP
- ◆ Disked twice and ready for crop preparation
- ◆ Almost all Kuma soils, 0 -1 slope
- ◆ Good Bases & Yields:
Wheat - 147.6 Acres
33 Bushel Yield
Sorghum - 11.1 Acres
46 Bushel Yield
- ◆ Taxes: \$470.78



MANNER OF SALE

Real estate will be offered in one tract. The auction company will determine the procedure and increments of bidding.

TERMS

15% of the sale price will be due immediately after the auction, with the balance due at closing, on or before May 18, 2012. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisal, survey or inspections. Financing, if necessary, needs to be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract with no contingencies immediately following the auction.

EVIDENCE OF TITLE

Title insurance, in the amount of the purchase price, will be paid 1/2 by Seller and 1/2 by Buyer. Copies of title insurance policy commitments will be provided on sale day.

INSPECTIONS

There is no inspection period on 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 the Seller nor Shay Realty is making any warranties about the property, either expressed or implied. To schedule an inspection of the property, contact Shay Realty, Inc.

EASEMENTS

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

ACREAGES & SURVEY

All acreages are considered to be approximate and tracts will be sold by acres advertised. The acreage figures are from sources believed to be reliable. Property will sell by legal description only. Bidders should satisfy themselves as to tract boundaries. Neither the Seller nor Shay Realty, Inc. is making any warranties as to the exact location of tract boundaries. Any surveys, if desired, shall be the responsibility of the Buyer(s).

MINERAL RIGHTS

Seller is reserving 1/2 of all mineral rights for 20 years.

TAXES

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

POSSESSION & CROPS

Possession is day of closing with right of early entry for farming purposes.

FSA PAYMENTS

Buyer to receive all future FSA payments.

AGENCY

The Listing Broker with Shay Realty, Inc. is the Seller's Agent. No compensation for other agents available for this transaction. Announcements made auction day take precedence over any printed material or prior representations.



SHAY REALTY, INC.

Rodney W. Shay, Listing Broker
For more info, call 800-476-7185

Ryan W. Shay, Auctioneer
Reese W. Shay, Auctioneer

P.O. Box 576, St. Francis, KS 67756

800-476-7185

www.shayrealty.com

AUCTIONEER'S NOTE

All information herein is believed to be correct. Shay Realty, Inc. makes no warranties either expressed or implied. Announcements made day of sale shall take precedence over printed material.