

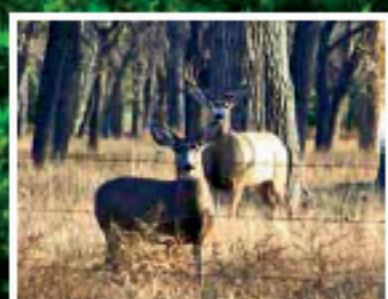


Local
Postal Customer

2,031 Acres

STROH RANCH AUCTION

Cheyenne Co., Kan. & Yuma Co., Colo.



OFFERED IN 12 TRACTS

WEDNESDAY, OCT. 19TH - 10AM CT

Held at 4-H Building - St. Francis, Kansas
Call: 800.476.7185 or Visit: ShayRealty.com

SCENIC 2,031 ACRE RANCH

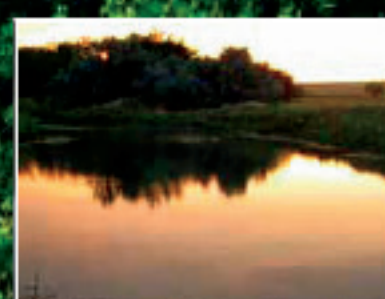
AUCTION

Cheyenne County, Kan.
Yuma County, Colo.

STROH FARMS, INC., SELLERS

Offered in
12 Tracts

- Riverbottom Grass
- Pivot Irrigation
- Dairy Quality Hay
- Mineral Production
- 400 Head Feed Yard
- Two Ranch Homes & Improvements
- Abundant Deer, Pheasant, Turkey



Auction conducted by **SHAY REALTY, INC.**

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SCENIC 2,031 ACRE STROH RANCH

Cheyenne County, Kansas
Yuma County, Colorado

AUCTION

BEAUTIFUL AND PRODUCTIVE, the Stroh Ranch is one-of-a-kind! The 1 1/4 miles of Republican River running through the Kansas portion of the ranch provides ideal river-bottom grass for any cattle operation as well as exceptional recreational opportunities.

The Colorado tracts are surrounded by scenic state wildlife preserves insuring abundant deer, pheasant and turkey habitat for the outdoorsman.

With several tracts of irrigated dairy-quality hay, the ranch offers feed production capacity unequalled by most other ranches. Both the Kansas and the Colorado portion of the ranch feature charming homes and improvements, offering both utility and privacy.

The ranch will sell in 12 tracts or combinations to allow Buyers to purchase the property that will meet their ranch, farm and recreational needs.

INSPECTION OPEN HOUSE DATE:

SATURDAY, OCT. 1, 2011 — 10:00-12:00 CT; 9:00-11:00 MT
Meet Sellers and Shay Realty Staff at either Kansas or Colorado home site for inspection of land and/or improvements

TRACT 2

TRACT 5

Tract 10—Kansas Home & Improvements



865 Co. Rd. 2

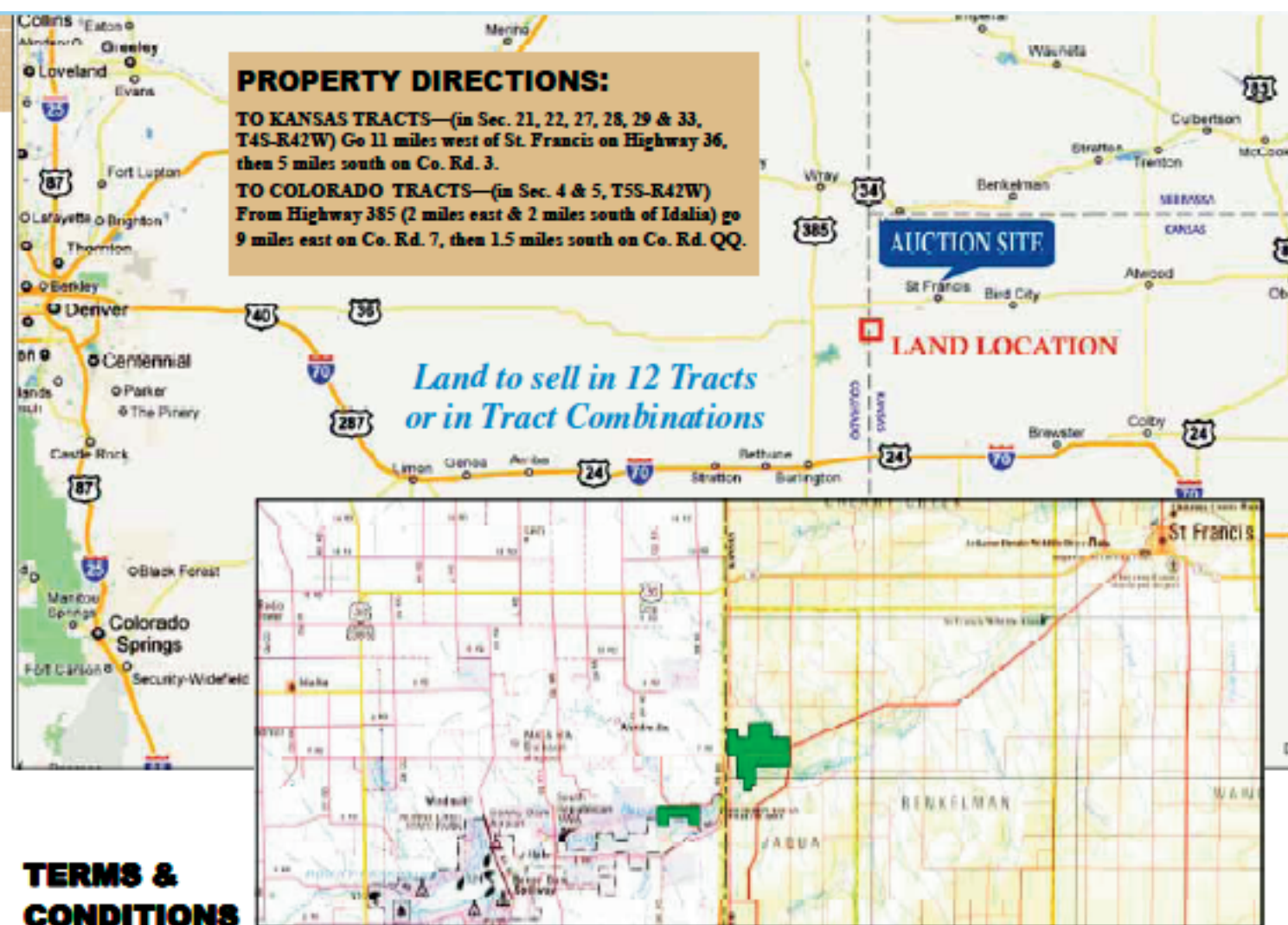
- 2,162 sq. ft. 5-bdrm., 1 1/2-bath home with full basement, hot-water heat
- 40'x80' metal bldg. with concrete floor & overhead door
- 32'x40' barn with indoor working facilities
- Feedlot with 460' of bunk and pad & pipe corrals
- 20,000 bu. grain storage provided by seven bins
- Pole barn & storage building

Tract 12—Colorado Home & Improvements

- 2,080 sq. ft. 2-bdrm., 2-bath home with full basement, deck, central heat & AC
- 27'x40' garage/workshop



5924 Co. Rd. QQ



SCENIC STROH RANCH - ABSOLUTE

2,031

AUCTION

Acres

Cheyenne County, Kansas
Yuma County, Colorado

WEDNESDAY, OCT. 19TH - 10AM CT
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TRACT 9



TRACT 1



TRACT 4



TRACT 7



TRACT 9



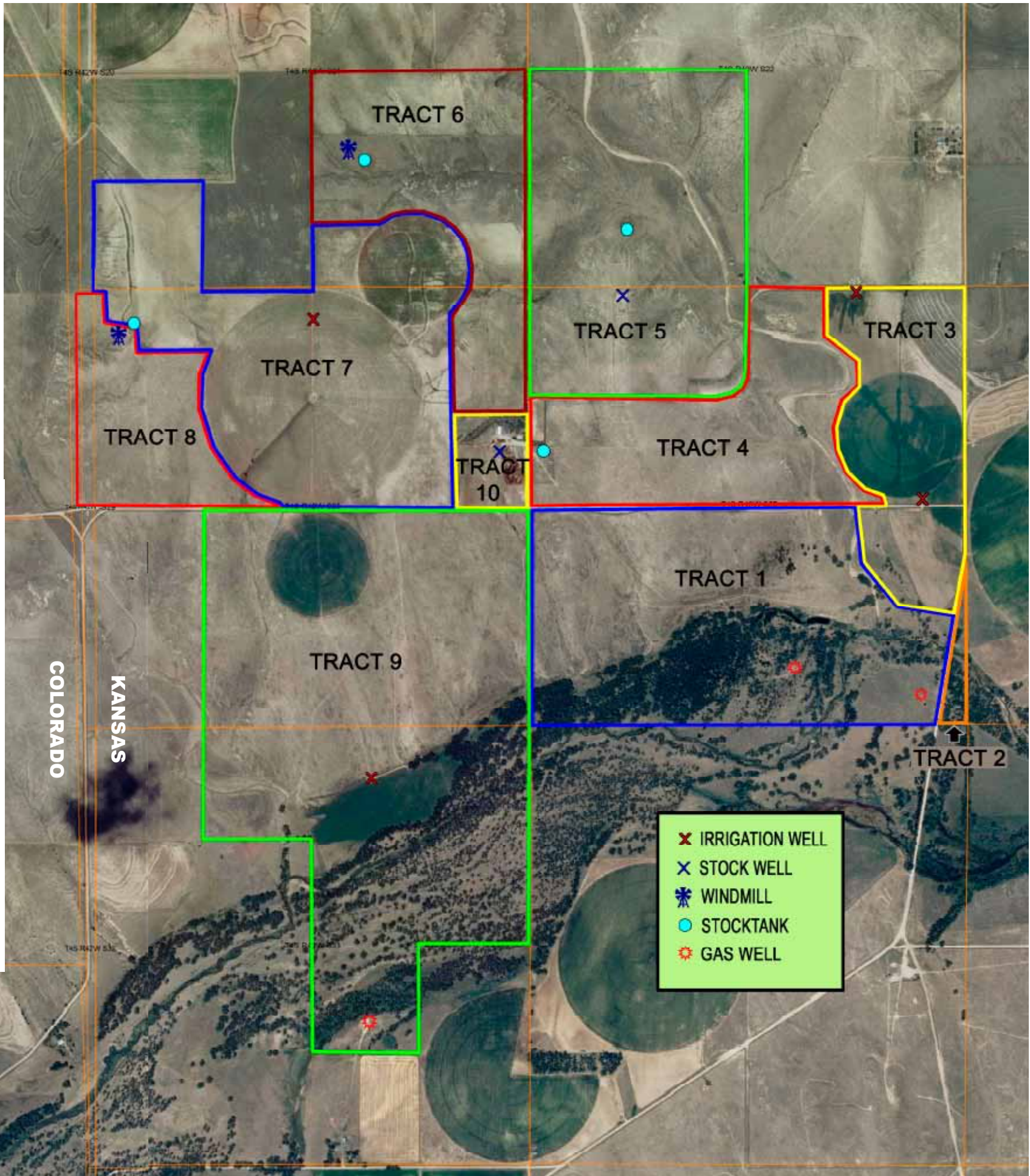
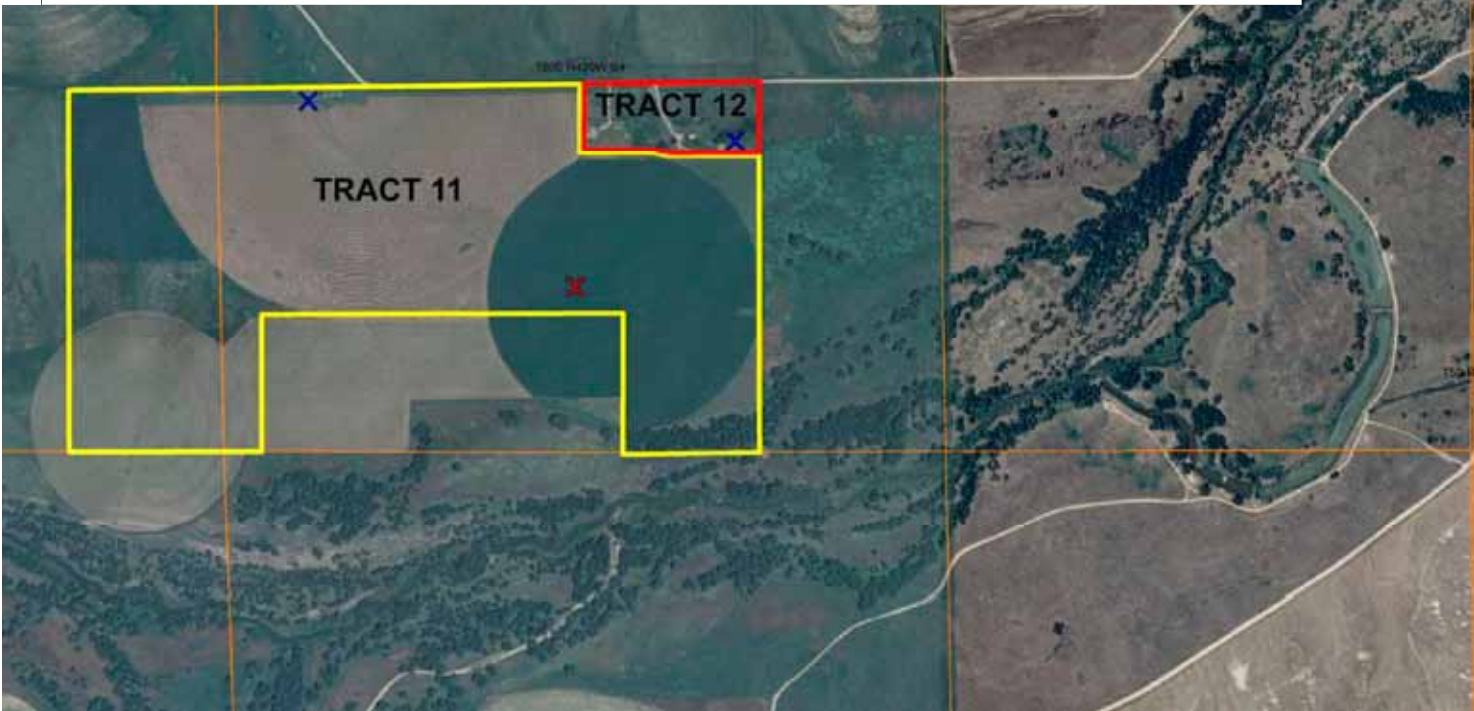
TRACT 9



TRACT 11



TRACT 11



TRACT	Auction Acres	River Bottom & Grass Acres	Sub Irr./ Cropland Acres	Pivot Irrigation Acres	Flood & Side Roll Irrigation	Total Irrigation Acres	Well Permitted GPM	Well Acre Feet	Electric Pump	Corn Base	Wheat Base	Barley, Oat & Sorg. Base
1	275	275								3.1	1.7	0.1
2	9	9										
3	118	30		42	46	88	370/130	144/36	5HP/20HP	29.7	16.5	0.8
4	146	146								6.4	3.6	0.1
5	233	233								6.4	3.6	0.1
6	156	156								18.3	10.2	0.4
7	267		109	158		158	375	160	40 HP	76.3	42.5	1.7
8	81	81										
9	480	426		28	26	54	340	90	15HP/25HP	39.3	21.9	0.9
10	23											
11	228	18	144	58	8	66	600	150	30 HP	97.4	43.1	2.8
12	15											
2031	1374	253	286	80	366					276.9	143.1	6.9

ONLINE BIDDING
You may bid online during this auction at www.shayrealty.com.
Register by October 9th for online bidding. For information
on registering, call Shay Realty at 800-476-7185

SHAY  REALTY, INC.

800.476.7185
ShayRealty.com