

460+/- ACRES PHILLIPS COUNTY, KS, CROPLAND & GRASS

"MULTI-PARCEL"

LAND ABSOLUTE AUCTION

TUESDAY, SEPTEMBER 20, 2011 @ 10:30 AM, CDT

LEGAL DESCRIPTIONS:

TRACT 1: NW/4 of 14-2-18, less Hwy 183 ROW

TRACT 2: SW/4 of 11-2-18, less Hwy 183 ROW & imp tract in NW corner

TRACT 3: SE/4 of 11-2-18

AUCTION LOCATION: MCDILL "HUCK" BOYD COMMUNITY CENTER - PHILLIPSBURG, KANSAS

SELLER: WAYNE WHITNEY ESTATE

LAND LOCATION: From the intersection of Hwys 183 and 36 in Phillipsburg, Kansas, go 8½ miles North to the SW corner of Tract 1. **SIGNS WILL BE POSTED!!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 3 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual tracts 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 October 20, 2011, or upon such terms as may be acceptable to the Seller. 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: All of the Seller's interest will transfer to the Buyer(s) at closing.

CROPS: Crops on Tracts 1 and 2 will be retained by the tenant. There are no growing crops on Tract 3.

FSA INFORMATION: Buyer(s) will receive 100% of all FSA payments associated with the 2012 crop year.

CLOSING: Date of closing will be on or before October 20, 2011.

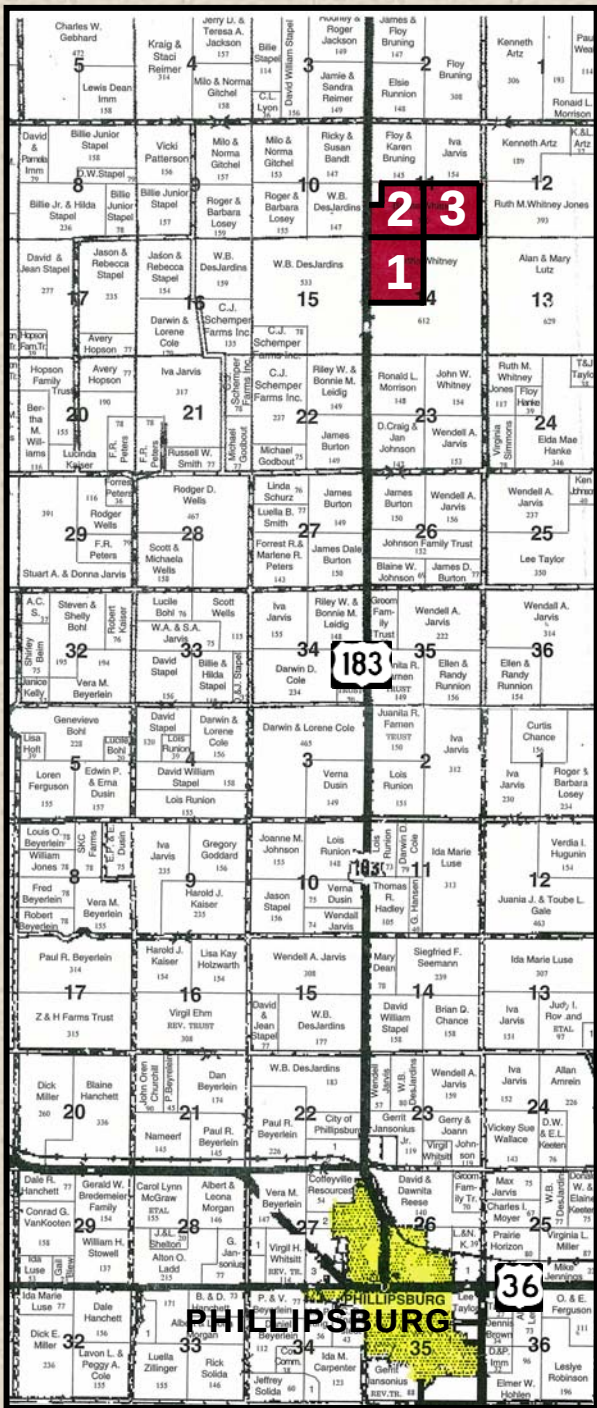
POSSESSION:

Tract 1: Date of closing, subject to the tenant's rights to on or about January 1, 2012, to graze the bean residue.

Tract 2: Date of closing on the cropland acres; subject to the tenant's rights to on or about January 1, 2012, to graze the bean residue; and January 1, 2012, on the grassland acres.

Tract 3: January 1, 2012.

REAL ESTATE TAXES: Taxes for 2011 will be prorated to the date of closing. See chart below for 2010 tax amounts.



For a virtual tour visit www.farmandranchrealty.com

TRACT	AUCTION ACRES	GRASS LAND ACRES	CROP LAND ACRES	WHEAT BASE/YLD	GRAIN SORGHUM BASE/YLD	OATS BASE/YLD	BARLEY SORGHUM BASE/YLD	2010 TAXES
1	152.0	56.8±	95.2*	35.4/39*	35.2/50*	2.0/39*	8.4/39*	\$512.60 (estimated)
2	148.0	106.1±	41.9*	15.5/39*	15.4/50*	.86/39*	3.7/39*	Tracts 2 & 3 are combined for \$463.98
3	160.0	160.0±	—	—	—	—	—	
460.0		322.9±	137.1	*Cropland acres and base acres are estimated and will be split by FSA after the auction				

INTERNET BIDDING AVAILABLE!

Register by Sept. 9, 2011, to bid online! Call for details!

TRACT 1

TRACT 1

TRACT 2

TRACT 2

FARM & RANCH REALTY, INC.

JAMES O. HAZLETT, Agent (785-656-3984)

1420 W. 4th • Colby, KS 67701

Toll Free 800-247-7863

DONALD L. HAZLETT

BROKER/AUCTIONEER

"When you list with Farm & Ranch, it's as good as SOLD!"



AUCTIONEER'S NOTE: The soybeans look fantastic! This farm would be great for grazing cattle and raising crops, feed or anything else. The location on US Hwy 183 gives it great all weather access!

Should the farm be split into individual tracts, it will be the responsibility of the Buyers to erect fences on the property lines. The ponds furnish water to the pastures and the fences are good.

This will be a "MULTI-PARCEL" auction, you may buy one quarter, 2 quarters or all three. Tracts 1 and 2 have highway right of way, and the home has been deeded off, therefore the auction acres are as listed in the chart above.

Give James a call at 785-656-3984 for more details and a tour of the land TODAY!! **SEE YOU AT THE AUCTION!**