

**2:00 p.m. MT
Wed., July 27
Joes, Colo.**

**ABSOL
AU**

AUCTION SITE
Grassroots Community Bldg.
US Hwy 36 - Joes, CO
Signs will be posted!

398±

Merrice



Tract 1- 160± Acres

**T4S-R47W, Sec. 32: NE¼, Yuma Co. Colo.
156.5± Acres CRP**

- \$34.24/Ac. CRP payment
- 8 remaining payments of ± \$5,342
- Contract expires 9-30-2018

Approx. 2010 Taxes: \$192.60

Tract 2 - 1

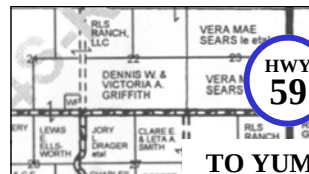
**T4S-R47W, Sec. 32: SE
SE corner, Yuma Co. Co
84± Acres Grass**

- Grass leased for 20
- Stock Well - Permit

71.4± Acres CRP

- \$33.78 / Ac. CRP pa
- 6 remaining paymen
- Contract expires 9-3

Approx. 2010 Taxes: \$1.



**HWY
59**

TO YUM

SMALL TRACT MULTI-PARCEL LAND AUCTION

58± Acres CRP & Grass

Brooks Nikkel Trust, Sellers



58± Acres

1/4 less tract in the
colo.

11
#96625

ayment
ats of ± \$2,398
30-2016
28.75



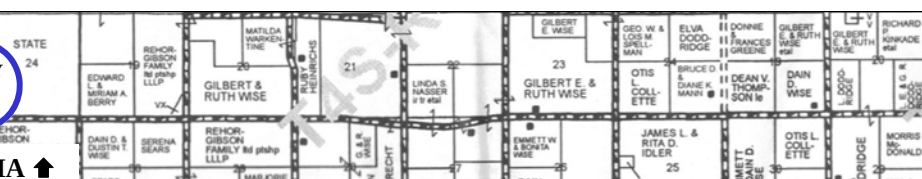
Tract 3 - 80± Acres

T4S-R47W, Sec. 33: W½NW¼, Yuma Co. Colo.

77.8± Acres CRP

- \$34.24/Ac. CRP payment
- 8 remaining payments of ± \$2,636
- Contract expires 9-30-2018

Approx. 2010 Taxes: \$96.30





MANNER OF SALE

Sale is absolute with the property selling to the highest bidder auction day without minimum or reserve. Real estate will be offered in individual tracts, combinations of tracts and as a whole. The property will sell in the manner which produces the highest price for the Seller.

TERMS

15% of the contract price will be due immediately after the auction, with the balance due at closing, on or before August 26, 2011. 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 to 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

Seller will provide title insurance to Buyer in the amount of the purchase price. Title insurance policy commitments will be provided on sale day.

LEASES

The grass on Tract 2 is leased for the 2011 grazing season. Purchase is subject to the lease. Seller shall receive the 2011 grass rent when due.

INSPECTIONS

There is no inspection period. Each potential bidder is responsible for conducting their own independent inspections and determining all pertinent facts about the property. All information is deemed to be the responsibility of the Buyer. Neither the Seller nor Shay Realty, Inc. warrants or represents any warranties about the property. To schedule inspections of land, contact Shay Realty, Inc.

ACREAGES

All acreages are considered to be sold by acres advertised. Acreages will be sold by acres advertised from sources believed to be reliable. Acreage is subject to change. The FSA will be used as the final source of record as deeded acres.

TAXES

All taxes are considered to be paid by the Buyer. 2010 and prior years' taxes will be paid by the Buyer.

CRP CONTRACT & PAYMENT

Buyer shall assume the position of the Seller in all FSA and CRP contracts. Buyer shall receive all 2011 and



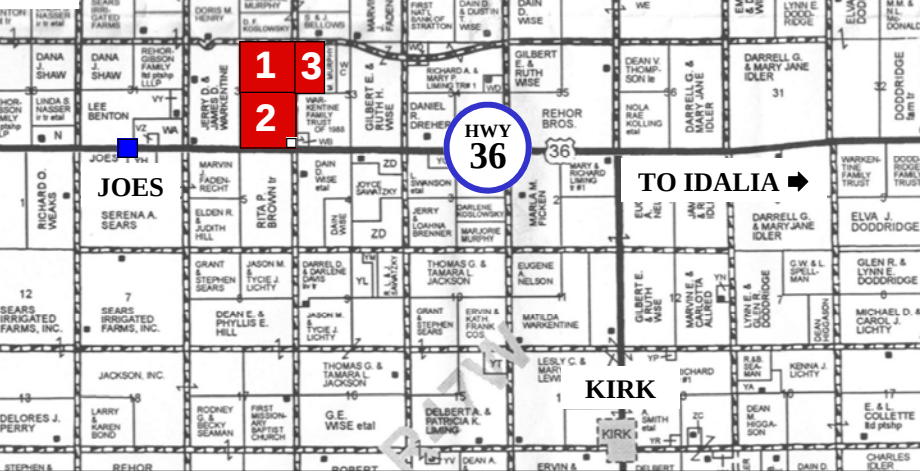
SHAY REALTY

Reese W. Shay - Wray, Colo.
Listing Broker - Auctioneer
For more info, call 970-630-5006

Rodney W. Shay
Ryan W. Shay

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

800-476-7185



and in the contract, therefore, responsible for conducting his own due diligence concerning the property prior to the auction. The Seller is making any warranties, either expressed or implied, and or improvements, contact

to be approximate and tracts are not to be used. The acreage figures are approximate. All FSA information is approximate. A acres may not be the same

approximate. Seller will pay the taxes with the taxes for 2011 to be

WARRANTIES

and the responsibilities of the Listing Broker and obligations. and future CRP payments.

MINERAL RIGHTS

All of Seller's oil, gas and mineral rights shall transfer to Buyer.

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

There have been no surveys on the individual tracts. Neither the Seller nor Shay Realty, Inc. is making any warranties as to the exact location of tract boundaries. The property will sell by legal description only; Seller will not provide any surveys. Surveys, if desired, shall be the responsibility of the Buyer.

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 pertaining to water or its availability, either expressed or implied.

AGENCY

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

SHAY REALTY, INC.

Shay, Broker, Auctioneer
J. Shay, Auctioneer

www.shayrealty.com

AUCTIONEER'S NOTE

This is an excellent opportunity to purchase good Yuma County CRP and grass.

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.