



FARM & RANCH REALTY, INC.

PO BOX 947

COLBY, KS 67701

LAND AUCTION

FARM AND RANCH REALTY, INC.

~ February 2011 ~

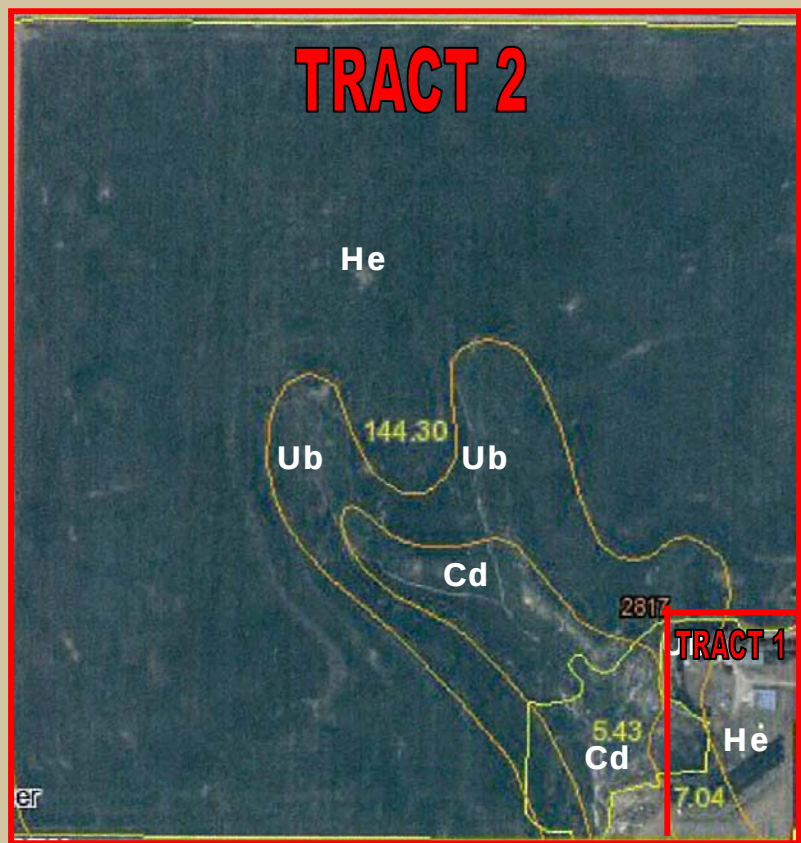
JanuaryMarch

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	Notes:				

160 ACRES CROPLAND & FARMSTEAD

DECATUR COUNTY, KS

Please Post



EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) and one-half by the Seller. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a Farm & Ranch Real Estate Purchase Contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: This sale is subject to all rights-of-ways and easements, whether recorded or not, and to oil and gas leases of record, if any.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the *Exclusive Agents of the Seller*.

MODERN COUNTRY HOME

- Open kitchen/great room with cathedral ceiling, wood burning stone fireplace, built-in entertainment center and walk-in pantry and island in kitchen.
- The kitchen features a Jenn Air range, refrigerator, dishwasher, and garbage disposal that are included in the sale. The washer/dryer in basement also stays.
- Many recent updates to home including: Steel siding, new roof, new plumbing, tankless water heater, water softener, Pella windows, and reverse Osmosis water treatment system
- Spacious upstairs bedroom has a sink & vanity, and opens out to the front deck.
- Sun room provides a cozy setting on cold winter days
- Laundry facilities in basement
- Central heat and air
- Lots of storage
- Mature wind break, and beautiful landscaping around the house.



CATHEDRAL CEILING



MISSION RIVER TRAVERTINE
STONE FIREPLACE