## 1,120+/- ACRES CROPLAND, GRASS & IMPROVEMENTS

# Parcel<sup>®</sup> LANDSOLUTE CTION

TUESDAY, OCT. 26, 2010 NORTON COUNTY, KS @ 10:30 AM, CDT

#### <u>AUCTION LOCATION:</u> St. Francis Parish Hall - Norton, KS

	Warren	Marvin Stutheit	Doris E. Wallack	L.W. & R.R. []	Plichard P. Richard H. & Kay L.	Margarette Michwest	D.A.Whitney Eugene C. RTAL Wetter	Eugene C. L. & R. Wetter Fisher	
Leroy A. &. 9 Judith Lang	Pichards BTAL 2	B Krauss	Joseph C. 7	26 Richard F	Norton 25 County Pichard P.	30 Heritage	Nelle B. 29	Eugene & Lyle & Rovella   Norgaret   Fisher	
	Lazy L Ranch LC	Warren Richarda ETAL	Felton Warren Flichards	Rex B. & Miller Ann Davis RTAL	Norton Miler Livestock BTAL Inc.	RAK Kay Hoyle 2	State of Kansas	State of Kansas Farms LLC	
Roger K. &	Janet M.	Judith A.	1	Reodore R.B.SAnn Hanchez Davis	Eldon Ag Valley	R.SK. Kay Alemandoved	State of Kansas	7 4	
Duloan Mottet	Inman	S Long	NOR	ON	Atavell Gar-	Terry E. & Charles Evan Wary Ann Whitney	Phillip D. Vernon L. 7 Loughry 32 teitman	33	
Dwight D. Sprian	Arvetta 1	tichani 2 Lang			TRUST Lawren Do	Hager 31 ETAL Mickey E. Miller ETAL	William J. Greving	Esslinger Planch Inc.	
B. Fed: TRUBY Genevieve		Wath DAK Nelson Bay D. & C. Klandar Www. W.	TRACTS Bergar Fe	V.Genevieve Donald E. & Carol J. Rye	Larry Erdele Str.	6	Philip D. William J. & Diana Graving	Richard P. Esslinger Miller Ranch Inc	
REV. TR.	James & Linda Sharp	Manning ETAL Get Along Farms LLC	Get Along Farms LLC	TRACTS 3 enerviewe	Terry & Son Wary Ann Hager Hager	C.A. & N.J. Hager	Nyle D. & William Brown	Voes Farms Inc	
des of America	Lida E. Sharp	Get Along Farms LLC	Get Along Floor Farms LLC ETAL Strey Linds Occupy Terreli	TRACTS	Meter a page of Colip II II II	John H. Kats 7	Phillip D. Esslinger Loughry Ranch Inc.	Virginia E. Voes Farm Anderson Inc.	
	A BB A	rgil &	Frank Jr. & Joyce M. Horesky	Floyd Merlynn Vesta Colip Hobbs	Gertrude Gertrude Grickson LIFE BETATE		Craig A. & Nancy J. Huget		
173	United Virg Startes & of Ann Ameta Saser	Chris L.	John & Anna M. Kingham	Floyd Merlynn Gollo F.Merlynn & G.Joan Colly	4 3	James M. & Lena C. Skodlant 18	Cmig A. & Nancy J.	Carol P. Voes TRUST	
3 3	Frank, Horesky Ja	r.	Calvin L. Gill ETAL	Harting Farms Inc.	2		Year F. Standarde		
Sprigg 20 Farms	Sd	hris L. hroeder	Calvin L. 5 Anise Gill BTAL 22	Harting Farms Inc.	Harting Charles T. Alexander	19 7	Leon Weiser ETAL 20	Enskinger Ranch Inc	
inc.	Timo- thy R. Kelly		Aaron R. & Kara M. Miller	ROAD C	Enfield	David L. Line Brown II Essale	Songle Lee Henry McCall Esslinger		
Sprigg Farms	Dwvid R. Chenowe	Chris L. Schroede	Daniel L. Porter KTAL	Telegraphic Craig A. 8 Nancy J. Hager Hager	Kenneth & Sandy Schulfz Larry	Dean & Linda Linda Esslinger	Esslinger Flanch Inc.	Eastinger Flanch Inc	

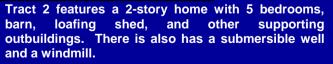
TRACTS	AUCTION ACRES	*CROP LAND ACRES	*EST GRASS ACRES & ROW'S	*WHEAT BASE/ DCP YLD	*GRAIN SORGHUM BASE/DCP YIELD	*CORN BASE /DCP YLD	2009 TAXES	
1	37.0	31.3	5.7 <u>+</u>	20.0/38	0.7/56	1.8/46	\$149.98	
2	60.0	43.0	17.0 <u>+</u>	19.6/33	2.2/44			
3	108.0	106.1	1.9 <u>+</u>	48.6/33	5.4/44		\$840.66	
4	378.0	95.0	283.0 <u>+</u>	42.8/33	4.71/44			
5	400.0	245.2	154.8 <u>+</u>	110.8/33	12.3/44		\$198.06	
6	120.0	118.9	1.1 <u>+</u>	54.6/33	6.1/44		\$59.62	
				*Cropland, grassland, and base acres are				

463.6<u>+</u>

TRACT 2

639.4

1103.0





estimated per info obtained from Norton

### For a virtual tour visit www.farmandranchrealty.com

AUCTIONEER'S NOTE: The Pfannenstiel Heirs will sell this terrific farm at ABSOLUTE AUCTION to the highest bidder on Tuesday, October 26 in Norton. There are diversified tracts to choose from -- Tract 2 includes a great farmsite on 60± acres. Tracts 4, 5 & 6 are mostly native and improved pasture while Tract 3 is mostly cropland.

With our "multi-parcel" system you can put any or all of the tracts together to make a great combination! The home is currently occupied, so call for an appointment to see the house. The tracts will be surveyed by the Sellers in the event of multiple owners. Call for a tour or more information!

#### SELLERS: PFANNENSTIEL HEIRS

#### **LEGAL DESCRIPTIONS:**

Tract 1: NE/4NE/4 of 2-3-23, less 2 tracts

Tract 2: 60± acre tract in SE/4 of 13-3-23, w/improvements

Tract 3:  $108 \pm$  acre tract in E/2 of 13-3-23

Tract 4: 378+ acre tract in W/2 & SE/4 of 13-3-23

Tract 5: S/2NE/4 & S/2 of 17-3-22

Tract 6: N/2NE/4 & N/2S/2NE/4 of 20-3-22

LAND LOCATION: See map for directions. SIGNS WILL BE POSTED!

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 6 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual tracts, tract combinations, and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: Buyer(s) will pay 10% down day of sale, with the balance to be paid on or before November 29, 2010, 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.

CLOSING: On or before November 29, 2010.

<u>POSSESSION:</u> Date of closing, subject to the cash lease agreement on the cropland acres with possession after wheat harvest in 2011, and subject to the pasture lease on the grassland acres with possession February 28, 2011.

**CROPS:** Subject to a current cash lease agreement.

**FSA INFORMATION:** FSA payments associated with the 2010 crop year and all FSA wheat payments associated with the 2011 crop year will be retained by the tenant under the current cash lease agreement. Buyer(s) will receive 100% of all FSA feed grain payments associated with the 2011 crop year.

**REAL ESTATE TAXES:** Seller will pay taxes for 2009 and prior years. Taxes for 2010 will be the prorated to the date of closing.

#### INTERNET BIDDING AVAILABLE –

Register by October 22<sup>nd</sup> to bid online. Call for details.



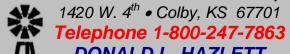


## SEE AERIAL PHOTOS & ADDITIONAL INFORMATION ON BACK

TRACT 3



#### **FARM & RANCH REALTY, INC.**





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