

320+/- ACRES ELLIS COUNTY, KANSAS GRASSLAND

LAND AUCTION

ABSOLUTE

TUESDAY, MAY 18, 2010 @10:30 AM, CDT

AUCTION LOCATION: ELLIS COUNTY FAIRGROUNDS GOLD BUILDING, HAYS, KS

LAND LOCATION: From the junction of I-70/US Hwy 183 in Hays, KS, go 6 miles West to the Yocemento exit, 1 mile South on Yocemento Road to Old 40 Hwy, 3 miles West to County Road 160, 1½ miles South to Vineyard, then ½ mile East to the NW corner of the property. **SIGNS WILL BE POSTED!**

MANNER OF SALE This real estate will be offered in one tract. 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 June 18, 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 will take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS AND WIND RIGHTS: All of the Seller's interest will transfer to the Buyer at closing. Mineral Rights and Wind Rights are believed to be 100% intact.

This acreage is involved in the Hays Wind LLC proposed Wind Farm Project.

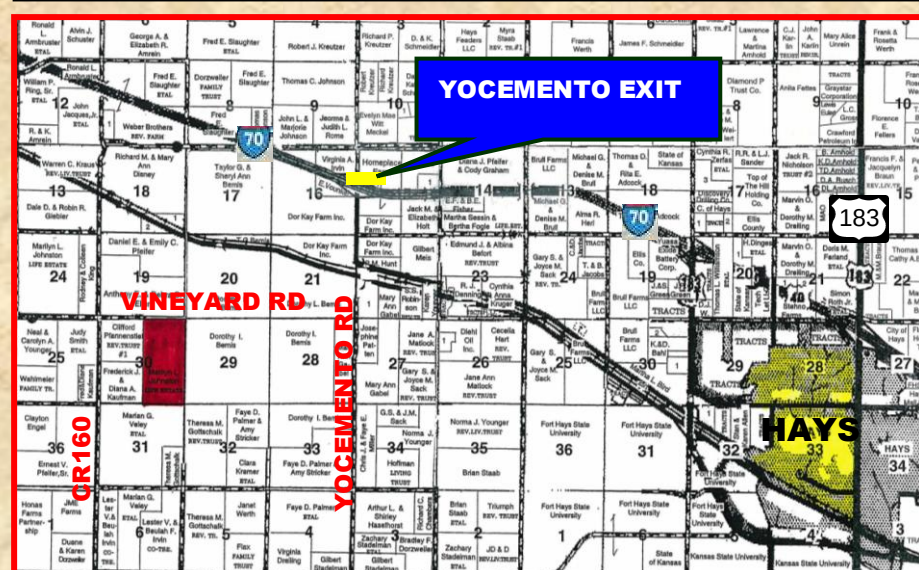
CLOSING: Closing will be on or before June 18, 2010.

POSSESSION: Possession will be the date of closing

REAL ESTATE TAXES: Seller will pay taxes for all of 2009 and prior years. Taxes for 2010 will be the responsibility of the Buyer. 2009 taxes = \$299.96

SELLER: MARILYN JOHNSTON ET AL.

LEGAL DESCRIPTION:
E/2 of 30-13-19



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 or county appraiser acres.

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.

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

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor 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-way and easements, whether recorded or not, and to any oil and gas leases of record, if any.

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

For Virtual Tour visit www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

SCOTTY LEGERE, Listing Agent
(785-650-9970)

1420 W. 4th, COLBY, KS 67701

800-247-7863 or (785) 462-3904

Donald L. Hazlett, Broker



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

AUCTIONEER'S NOTE: This is a **great opportunity** to purchase good pasture land close to Hays! Good access via county roads, water is supplied from a well on the property. Seller reports "this is a good well"! There is native grass turf and 4-wire fence all around! **Immediate possession** to the Buyer. **Mineral rights and wind rights are believed to be 100% intact and will transfer to the Buyer at closing.**

Call **Scotty Legere @ 785-650-9970** (cell) for further information and a tour of the land.