

10:30 a.m. CT
Thursday, May 6
Atwood, Kansas

ABSOLUTE MULTI-PARCEL LAND AUCTION

AUCTION LOCATION

Columbian Hall
Lake Road, Atwood, Kansas

**From Highway 36, go north on 4th St.
& follow posted auction signs**

634± Acres Rawlins County, KS Dryland, Grass & Creek Bottom

Dan & Pamela Thomas, Sellers



Tract 1

NE/4 & SW/4 Section 13, 3-36
(North of RR Tracks), Rawlins County, KS
149± Cropland Acres

Bases: Wheat - 72.1 ac.; 38 bu. yld.
G. Sorghum - 39.3 ac.; 47 bu. yld.
Sunflowers - 20.7 ac.; 718 lbs./ac.

Approximate Taxes: \$297.13

Location: 3 1/2 mi. east & 1/2 mi. north of McDonald
(at intersection of Rd. 7 & Q)



Tract 2

NE/4 Section 26, 3-36, Rawlins County, KS
165± Total Acres (124± ac. crop; 41± ac. grassland)

Bases: Wheat - 82.1 ac.; 38 bu. yld.
G. Sorghum - .08 ac.; 47 bu. yld.
Sunflowers - 22.7 ac.; 718 lbs./ac.

Approximate Taxes: \$259.97

Location: 2 miles east and 1 mile south of McDonald
(1 mi. south at wind turbine)



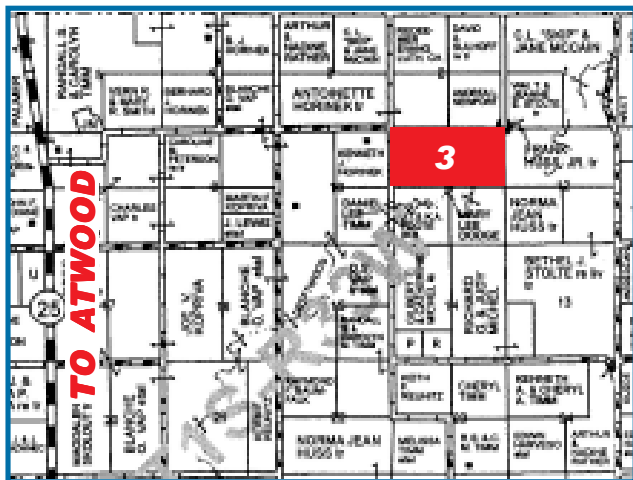
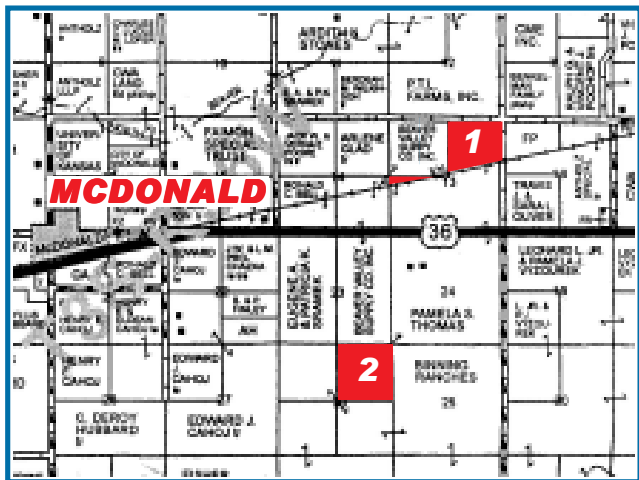
Tract 3

N/2 Section 11, 1-33, Rawlins County, KS
320± Total Acres (209± ac. cropland; 111± ac. grassland & creek bottom)

Bases: Wheat - 133.1 ac.; 38 bu. yld.
Sunflowers - 41.2 ac.; 718 lbs./ac.

Approximate Taxes: \$455.98

Location: From Atwood, go 11 miles north on Hwy 25, 2 miles east on Rd. CC, 1 mile north on Rd. 22 & 1 mile east on Rd. DD (at inter. of DD & 23)



Tract 3 Creek & Bottom Land

MANNER OF SALE

Real estate will be offered in three individual tracts and in combinations of tracts. It will be sold in the manner which produces the highest aggregate bid. The auction company will determine the procedure and increments of bidding.

TERMS

15% of the sale price will be due immediately after the auction, with the balance due at closing, on or before June 3, 2010. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisal, survey or inspections. Financing, if necessary, needs to be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract with no contingencies immediately following the auction.

EVIDENCE OF TITLE

Title insurance, in the amount of the purchase price, will be paid 1/2 by Seller and 1/2 by Buyer. Copies of Title insurance policy commitments will be provided on sale day.

INSPECTIONS

There is no inspection period on the contract, therefore, each potential bidder is responsible for conducting his own independent inspections and due diligence concerning pertinent facts about the property prior to the auction. All information is deemed to be from reliable sources. Neither the Seller nor Shay Realty is making any warranties about the property, either expressed or implied. To schedule an inspection of the property, contact Shay Realty, Inc.

EASEMENTS

Sale is subject to all rights-of-way and easements, whether recorded or not, and subject to any oil, gas and wind leases of record.

ACREAGES & SURVEY

All acreages are considered to be approximate and tracts will be sold by acres advertised. The acreage figures are from sources believed to be reliable. Property will sell by legal description only. Bidders should satisfy themselves as to individual tract boundaries. Neither the Seller nor Shay Realty, Inc. is making any warranties as to the exact location of tract boundaries. Any surveys, if desired, shall be the responsibility of the Buyer(s).

TAXES

All taxes are considered approximate. Seller will pay the 2009 and prior years' taxes, with the taxes for 2010 and subsequent years to be the responsibility of the Buyer(s).

MINERAL RIGHTS

All Seller's interests going to the Buyer.

POSSESSION & CROPS

There are no growing crops and Buyer takes possession on day of closing. Buyer(s) to reimburse Seller at closing for spring herbicide application on cropland. Buyer(s) will be permitted early entry for farming purposes.

FSA PAYMENTS

All of the 2010 and future FSA payments associated with this land shall go to Buyer.

AGENCY

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



SHAY REALTY, INC.

Rodney W. Shay
Broker - Auctioneer
For more info, call 800-476-7185
P.O. Box 576, St. Francis, KS 67756



Ryan W. Shay, Auctioneer
Reese W. Shay, Auctioneer

For additional information please
call one of our agent auctioneers at
785-332-2566 or 785-332-5588
or check our website at
www.shayrealty.com