

**1:00 p.m. MT
Wed., July 29
Wray, Colorado**

ABSOLUTE MULTI-PARCEL LAND AUCTION

AUCTION SITE

City Hall Roundhouse
Hwy 34 - Wray, CO

Signs will be posted!

1,920± Ac. Yuma Co., Colo. Grass

Maurice Wilder, Seller

TRACT 1 - 320± ACRES



*320± Acres sandhill grass with good fences & windmill - Ungrazed in 2009
Legals: T4N-R43W: Sec. 14: S/2 Approx. 2008 Taxes: \$139.28*

TRACT 2 - 640± ACRES



*640± Acres sandhill grass with good fences & windmill - Ungrazed in 2009
Legals: T4N-R43W: Section 23 Approx. 2008 Taxes: \$285.20*



TRACT 3 - 960± ACRES WITH LIVE WATER



*960± Acres hardland grass with live water, windmill & good fences - Ungrazed in 2009 Approx. 2008 Taxes: \$406.04
Legals: T1S-R42W: Sec. 4: S/2SW/4, SW/4SE/4; Sec. 5: SE/4SE/4; Sec. 8: NW/4NW/4, S/2N/2, N/2SE/4, SE/4SE/4; Sec. 9: W/2, W/2E/2*

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 three individual tracts and in combinations of tracts. Property will sell in the manner which produces the highest price for the Seller.

TERMS

15% of sales price will be due after the auction, with the balance due at closing, on or before August 28, 2009. 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, must 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 auction.

EVIDENCE OF TITLE

Seller will provide title insurance to the Buyer(s) in the amount of the purchase price. Title insurance policy commitments will be available prior to the auction.

INSPECTIONS

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

or implied. To schedule inspections of land, contact Shay Realty, Inc.

ACREAGES

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.

POSSESSION

Possession on day of closing.

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.

MINERAL RIGHTS

Seller reserves 1/2 of all oil, gas, geothermal energy and mineral rights currently owned by Seller.

TAXES

All taxes are considered approximate. Taxes for 2009 will be prorated to day of closing.

SURVEY

Bidders should satisfy themselves as to individual tract boundaries. Neither Seller nor Shay Realty, Inc. makes any warranties as to the exact location of the tract boundaries. Surveys, if desired, shall be the responsibility of the Buyer(s).

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.

Rodney W. Shay, Auctioneer
Ryan W. Shay, Auctioneer

Reese W. Shay
Broker - Auctioneer

For more info., call 970-332-3350

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

785-332-2566

www.shayrealty.com

AUCTIONEER'S NOTE

This is an excellent opportunity to purchase good Yuma County Grassland. 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 or prior representations.