

1:30 p.m. MT
Friday, July 17
Goodland, Kansas

ABSOLUTE MULTI-PARCEL LAND AUCTION

AUCTION LOCATION

Elks Lodge

1523 Arcade Street
Goodland, Kansas

Signs will be posted!

480± Acres Dryland Sherman County, Kansas

Generation V Trust, Seller



Tract 1

NE/4 Section 24: 7-42

160 Total Acres

156.4 Crop Acres 80.1 Ac. planted to wheat

Bases: Wheat 68 ac. - 30 bu. yield

Corn 18.1 ac. - 102 bu. yield

Sunflowers 21.6 ac. - 1,170 lbs. yield

Approx. Taxes: \$329.62



Tract 2

SW/4 Section 24: 7-42

160 Total Acres

147.81± Crop Acres 43.1 Ac. planted to wheat

13.14± Acres Grass

Bases: Wheat 59.5 ac. - 30 bu. yield

Corn 38.8 ac. - 102 bu. yield

Sunflowers 14.5 ac. - 1,170 lbs. yield

Approx. Taxes: \$274.10



Tract 3

SE/4 Section 24: 7-42

160 Total Acres

116.88± Crop Acres 41.6 Ac. planted to wheat

37.71± Acres Grass

Bases: Wheat 40.5 ac. - 30 bu. yield

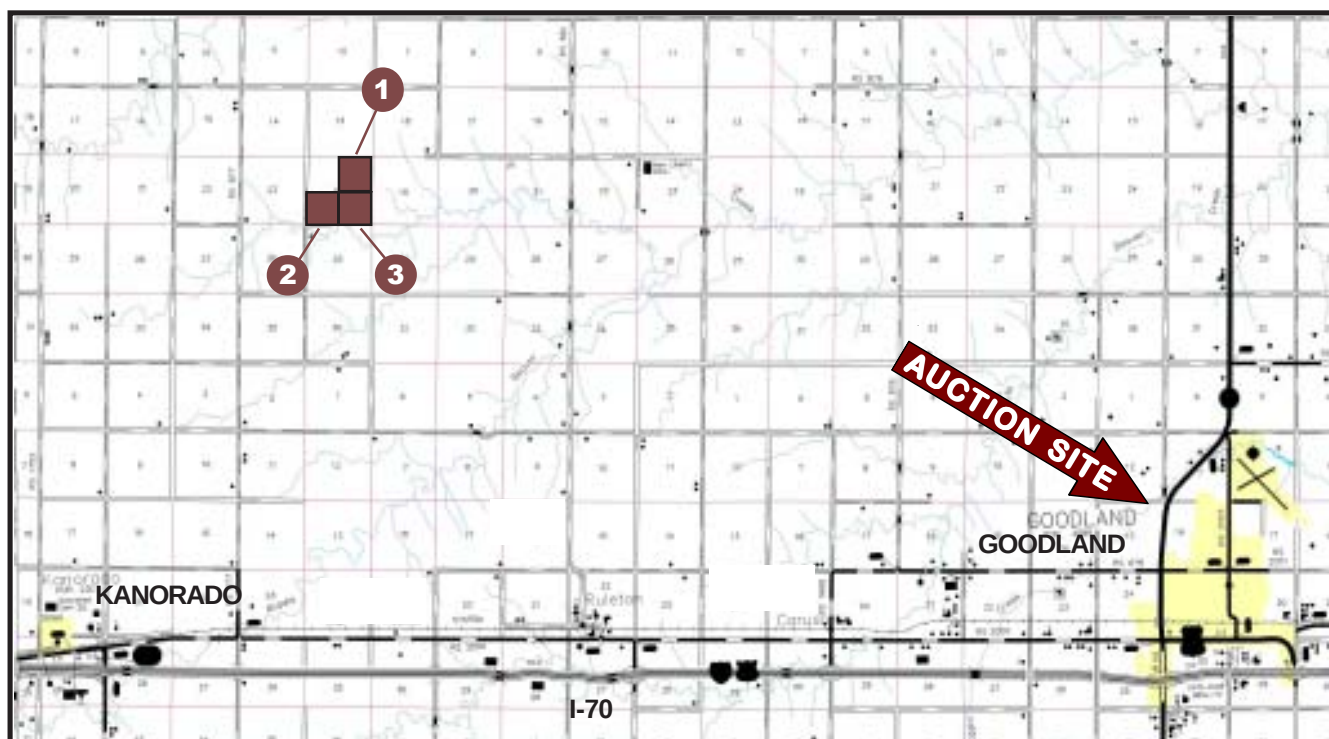
Corn 28.6 ac. - 102 bu. yield

Sunflowers 14.7 ac. - 1,170 lbs. yield

Approx. Taxes: \$238.30



LAND SITE: (from I-70 Kanorado Exit),
2 mi. E. on old Hwy. 24, then 5 mi. N. on Rd.
5, 1 mi. E. on Rd. 69, & 1 mi. N. on Rd. 6.



MANNER OF SALE

Real estate will be offered in three individual tracts and in a combination 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. Announcements made day of sale take precedence over printed material.

TERMS

15% down day of sale with the balance due at closing, on or before August 14, 2009. Personal and corporate checks are acceptable for the down payment with the final payment in certified funds. Purchase is not contingent upon financing. Financing, if necessary, needs to be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract immediately following the auction. Copies of the contract will be available prior to the sale.

SURVEY

Property will be sold by legal description only. No survey will be provided.

ACREAGES

All acreages are considered to be approximate. The acreage figures are from reliable sources. All FSA information is subject to change. The FSA acres may not be the same as deeded acres.

EVIDENCE OF TITLE

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

INSPECTIONS

Each potential bidder is responsible for conducting his own independent inspections and due diligence concerning pertinent facts about the property. 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.

TAXES

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

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

Buyer to receive all Seller's mineral interest.

POSSESSION, CROPS & FSA PAYMENTS

Possession is at Closing on open acres. Possession is after 2010 wheat harvest on planted acres. Buyer(s) to receive owner's share of the 2010 harvested wheat, and owner's share of FSA payments associated with the 2010 harvested wheat as agreed to between seller and operator.

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
Broker - Auctioneer
P.O. Box 576, St. Francis, KS

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

For additional information please
call one of our agent auctioneers at
785-332-2566 or 1-800-476-7185
or check our website at
www.shayrealty.com