

317 +/- AC. CHEYENNE COUNTY, KANSAS CROPLAND

PUBLIC AUCTION

Thursday, November 5, 2015 @ 10:30 am CT

Auction Site: Western Auction & Real Estate Offices, 401 W. HWY 36, St. Francis, KS



MANNER OF SALE: The real estate will be offered at auction as a single tract. The land will be sold in the manner which results in highest sales price acceptable to the Seller. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

TERMS: 15% down day of sale with the balance to be due on or before December 8, 2015, 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 due in certified funds at closing. All funds will be held by the Closing Agent in their trust account. Bidding is not contingent upon financing. Financing, if necessary, must be arranged and approved prior to the auction. ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

FSA CROP INFORMATION: Purchaser(s) are responsible to enter into the FSA program, if desired. The land is currently registered with the Cheyenne County, Kansas FSA offices. Purchaser shall receive all of 2016 and future FSA payments on the open cropland, if any.

CROPS: The Purchaser shall receive the Seller's 1/3 share of the 2016 Wheat Crop. The Purchaser shall be responsible for fertilizer expense on 110.9 acres planted to wheat.

REAL ESTATE TAXES: Seller is responsible for 2015 taxes and prior years. 2016 and subsequent years are the responsibility of the Purchaser. 2014 Taxes \$1,236.74.

MINERAL RIGHTS: The Purchaser shall receive all of the Seller's share of mineral rights, the Seller's own 50% of the mineral interests.

CLOSING: The date of closing shall be on or before December 8, 2015. The closing agent fees shall be shared equally between Purchasers & Seller.

POSSESSION: Possession will transfer to the Purchaser at closing on or

before December 8, 2015 on stubble acres. On acres planted to wheat the Purchaser shall receive possession following the 2016 Wheat Harvest, no later than August 1, 2016.

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

ACCEPTANCE OF BIDS: The successful bidders will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the Real Estate company prior to auction.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

EASEMENTS: This sale is subject to all right-of-way and easements, whether recorded or not.

SURVEY: A survey will not be offered on this tract of land.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller or Western Auction & Real Estate, LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Western Auction & Real Estate LLC its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for this transaction. Announcements made day of sale shall take precedence over any printed material or prior representations. All information herein is believed to be correct. Western Auction & Real Estate, LLC make no warranties or guarantees either expressed or implied.

GLN TRUST, SELLER



Auction & Real Estate, LLC

d/b/a in NE as Auction & Real Estate by Western LLC

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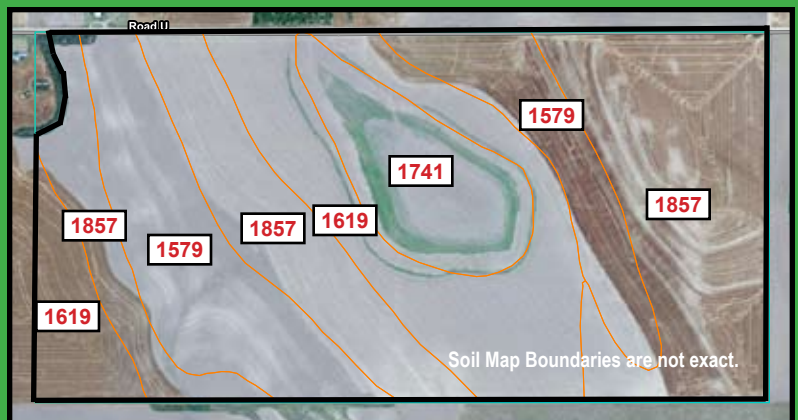
"From Concept to Completion!"

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Information provided, while not guaranteed, is believed to be from reliable sources.

NW/4 29-2-41 and the NE/4 of 30-2-41

Quality Cropland located Northwest of St. Francis, Kansas



Cheyenne County, Kansas (K5023)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1579	Colby silt loam, 3 to 5 percent slopes	73.8	23.4%
1619	Kelso silt loam, 0 to 1 percent slopes	78.6	24.3%
1741	Pleasant silty clay loam, ponded	33.2	10.5%
1857	Ulysses silt loam, 1 to 3 percent slopes	131.9	41.8%