

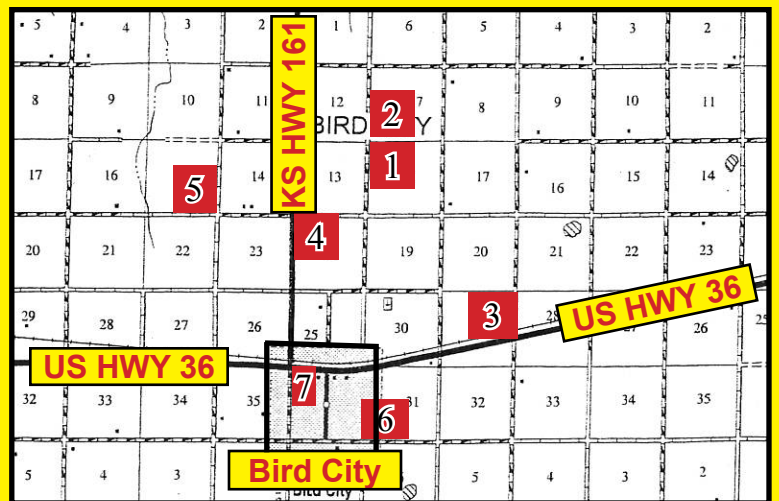
1,010 +/- ac. CHEYENNE COUNTY, KANSAS CROP LAND

REAL ESTATE TO SELL AT PUBLIC AUCTION

Thursday, October 8, 2015 @ 1:30 pm CT

Auction Site: American Legion Hall, Downtown Bird City, Kansas

#	Legal	Tillable Acres	Crop Status	Wheat Base/YLD	2014 Taxes
CHEYENNE CO., KANSAS					
1	NW/4 18-3-37	309.57	Wheat	178.60/58	\$724.74
2	SW/4 7-3-37		Stubble		\$721.08
3	NE/4 29-3-37	157.77	Wheat	91.10/62	\$745.36
4	NW/4 24-3-38	156.48	Stubble	181.47/58	\$719.95
5	SE/4 15-3-38	158.66	Wheat	91.53/58	\$673.50
6	SW/4 31-3-37	159.3	Stubble	91.93/58	\$787.07
7	Approx. 50 ac. NW/4 36-3-38	50.08	Wheat	28.91/58	\$297.73



MANNER OF SALE: The real estate will be offered at auction as individual tracts only at public auction. The land will be sold to the highest bidder with acceptance of bid by the Seller's. 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 November 10, 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 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 office. Purchaser shall receive all of 2016 and future FSA payments on the open cropland. Purchaser shall receive 1/3 of FSA payments, if any, on acres planted to wheat.

CROPS: Purchaser shall receive 1/3 of 2016 Wheat crop on 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(s).

MINERAL RIGHTS: Purchaser shall receive 100% of Seller's mineral interests.

CLOSING: The date of closing shall be on or before November 10, 2015. Sherman County Abstract, Goodland, Kansas shall serve as escrow & closing agent. Closings shall be conducted at Western Auction & Real Estate LLC, 401 W. HWY 36, St. Francis, Kansas. The closing agent fees shall be shared equally between Purchasers & Seller.

POSSESSION: Possession on acres in stubble shall transfer to the Purchasers at closing on or before November 10, 2015. Possession on acres planted to wheat shall transfer to the Purchasers

following 2016 Wheat Harvest, no later than August 1, 2016.

EVIDENCE OF TITLE: Seller will provide title insurance to the Purchasers in the amount of the purchase price with the premium to be paid one-half by Purchaser(s) 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 Western Auction & Real Estate, LLC prior to sale.

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.

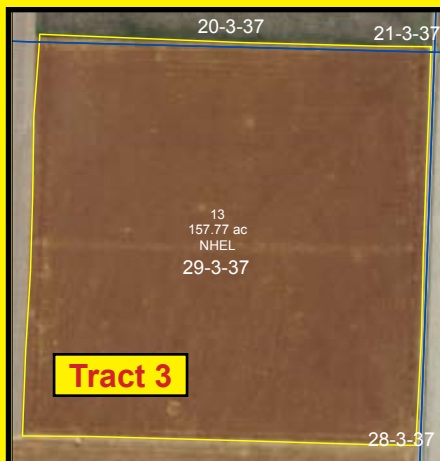
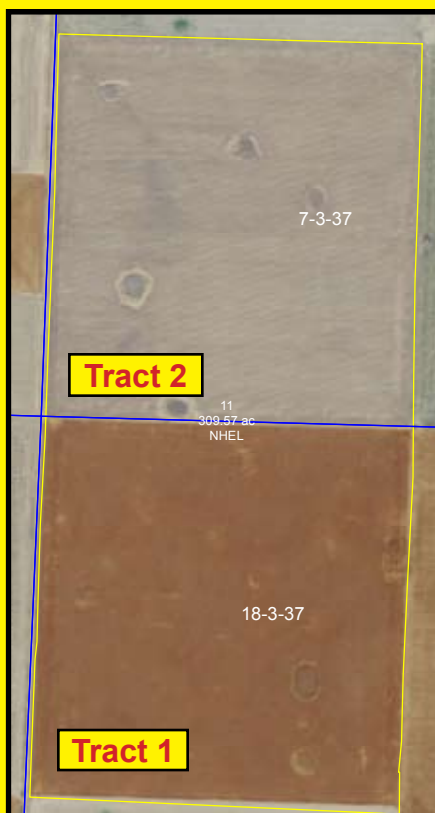
EASEMENTS: This sale is subject to all right-of-way and easements, whether recorded or not.

SURVEY: No survey is offered on any tracts of real estate selling at public auction.

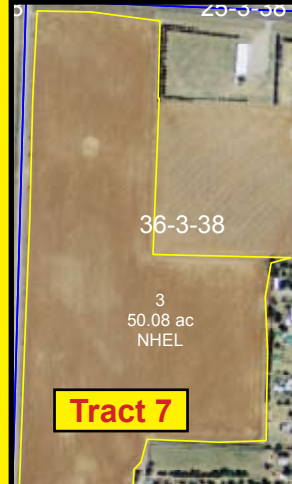
INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller nor Western Auction & Real Estate LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

OWNERSHIP: Tracts 1, 2, 4, 5, 6, & 7 are owned by the Irene M. Kehlbeck Irrevocable Trust. The Marilyn Jo Shull Revocable Trust owns Tract 3.

AGENCY: Western Auction & Real Estate LLC and 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.



Plan to attend this Auction!
Western Auction & Real Estate
is honored to represent the
Kehlbeck Family and some of the
finest crop land Cheyenne County
has to offer! We look forward to
seeing you at the auction!



Another Fine Auction Conducted by:



Auction & Real Estate, LLC

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

785-332-8990

westernauctionandrealstate.com

P.O. Box 928 - St. Francis, KS 67756

Betty L. Petersen, Broker 785-332-8421

**Skip Petersen, Sales Agent
& Auctioneer 785-332-8221**

**Robin A. Petersen, Assoc. Broker
& Auctioneer 785-332-5586**

**Brett Petersen, Ks. Agent
& Auctioneer 785-332-7121**

Gary L. Wickwar, Ks. Agent 785-728-7049

"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska

Land Map and crop information obtained from Cheyenne Co., Kansas FSA office. All information is believed to be correct and believed to be from reliable sources.