

160 ac. Cheyenne Co., Kansas Cropland



Auction & Real Estate, LLC

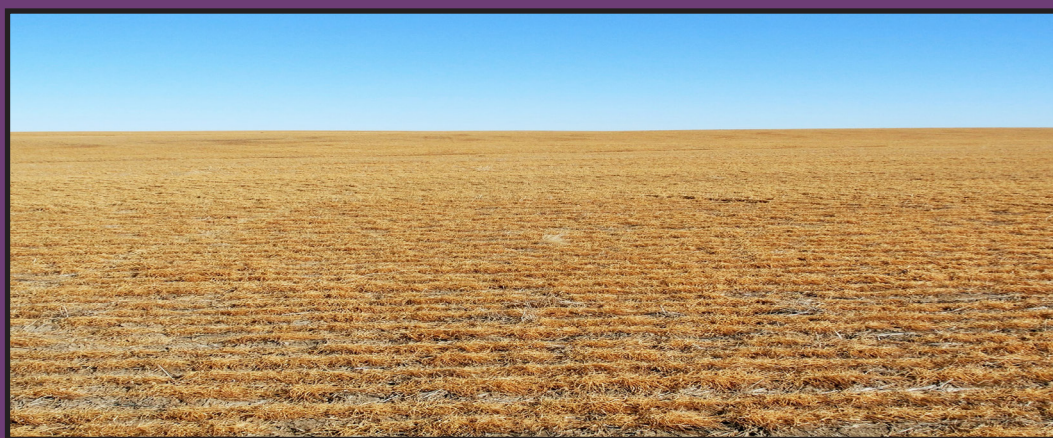
westernauctionandrealstate.com
785-332-8990

PUBLIC AUCTION

Friday, March 13, 2015 - 1:30 pm CT

Auction Location: Western Auction Pavilion, 401 W. Hwy 36, St. Francis, Ks

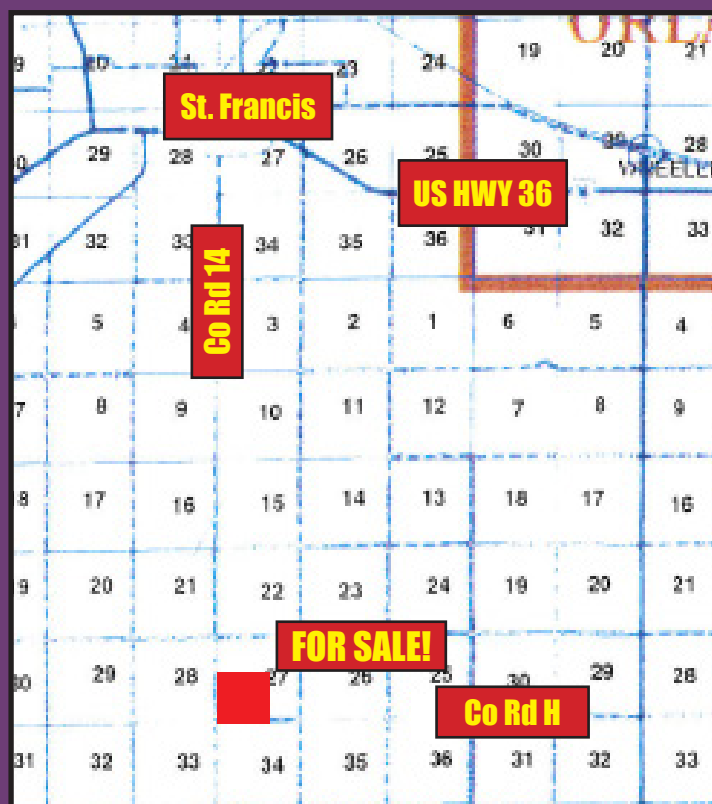
PHYLLIS WOODS, SELLER



Plan now to attend this auction for a chance purchase this highly productive land.

SW/4 27-4-40

FSA Base Information:
Wheat Base 68.3/Yield 37



MANNER OF SALE: The real estate will be offered at auction in one individual tract. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

TERMS: 10% down day of sale with the balance to be due on or before April 13, 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 is responsible to enter into the FSA program, if desired. This tract of land is currently registered with the Cheyenne County, Kansas FSA office.

CROPS: The land is currently planted to wheat. The Purchaser shall receive the Seller's 1/3 share of 2015 Wheat Crop. There will be no expenses relating to the wheat crop paid by the Purchaser.

REAL ESTATE TAXES: Seller is responsible for 2014 taxes and prior years. 2015 and subsequent years are the responsibility of the Purchaser. 2014 Real Estate Taxes \$329.40.

MINERAL RIGHTS: The Seller is including all of their mineral rights with the sale of the land. All Mineral interests are believed to be intact.

WATER RIGHTS: All rights owned by the Seller transfer to Purchaser at closing on each Tract.

CLOSING & POSSESSION: The date of closing shall be on or before April 13, 2015.

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 bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the Auctioneer 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: A survey is not offered by the Seller.

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 and its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for these transactions. 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 makes no warranties or guarantees either expressed or implied.

Contact a member of the Sales Team today to conduct your Land Auction!

Licensed in Kansas, Colorado & Nebraska

Betty L. Petersen, Broker 785-332-8421

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

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