

CROPLAND AND PRIME HUNTING GROUNDS LANDAUCTION

1:30 PM

SELLER: ULTIMATE HUNT FARMS, INC

LOCATION: VFW
102 E. SOUTH ST
BELOIT, KS

NOV. 4TH

930+ - ACRES

PRIME SALT CREEK LAND IN MITCHELL CO. KS



Salt Creek runs through the parcels and grass buffers are planted on each side of the creek. There are tremendous hunting opportunities for Deer, Quail, Pheasants, and Turkeys on these properties. There is currently a hunting lease in place which expires on April 30, 2015 and pays \$9100.



FSA Information:

Wheat Yield: 38 bu. on all tracts
Grain Sorghum Direct Yield: 52 SW 26 & SE 27
Base acres are combined and will be divided by FSA office.

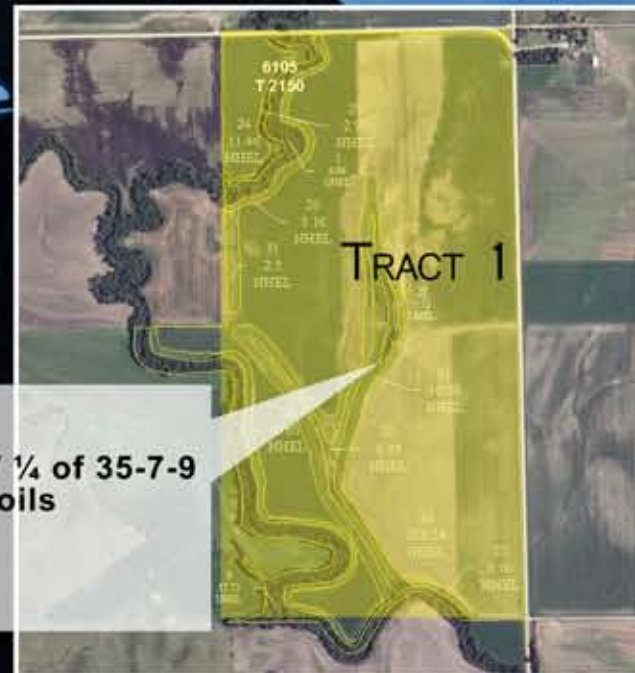
Possession: Tenants rights to Tim Bell. Tim intends to plant all cropland acres to wheat this fall. Buyer to receive seller's 1/3 interest. Possession of planted acres after 2015 wheat harvest.

A. William Colvin has hunting lease on all tracts until April 30, 2015. Fee of \$9100 will be prorated proportionally to buyers.

Minerals: All sellers' mineral interests will pass to buyers. All rights are believed to be in tact.

TRACT 1

308 ac. M/L in NE 1/4, SE 1/4, and SW 1/4 of 35-7-9
- 240 ac. cropland - Class I & II soils
- 34.7 ac. CRP
- Balance in Prime Habitat



TRACT 2

155 ac. M/L in SE 1/4 26-9-7
- 141 ac. M/L cropland - Class I & II soils
- 10.8 ac. CRP
- Balance in Prime Habitat



TRACT 3

154 ac. M/L in SW 1/4 of 26-9-7
- 140 ac. cropland - Class I & II soils
- 9.96 ac. CRP
- Balance in Prime Habitat



TRACT 4

155 ac. M/L in SE 1/4 of 27-9-7
- 95.65 ac. cropland - Class I & II soils
- 33 ac. CRP
- Balance in Prime Habitat



TRACT 5

160 ac. M/L in SW 1/4 of 27-9-7 and SE 1/4 28-9-7
- 66.23 ac. cropland - Class I & II soils
- 32.7 ac. CRP
- 21.1 ac. Permanent Wetland, WRP/EWP
- Balance in Prime Habitat

Terms: 10% earnest money at conclusion of auction.
Balance in certified funds at closing on or before December 4, 2014. Escrow and closing agent: Mitchell County Title, 108 E. Main, Beloit, Kansas Title insurance and all closing costs to be shared equally between buyer and seller. Taxes to be prorated to day of closing.

Announcements sale day shall take precedence over all printed material. All information was obtained from reliable sources. Hill Realty is representative of the seller only. For more information contact Tom Hill, Broker. 785-764-0782



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