

CHEYENNE CO., KANSAS CROPLAND & HOMESTEAD

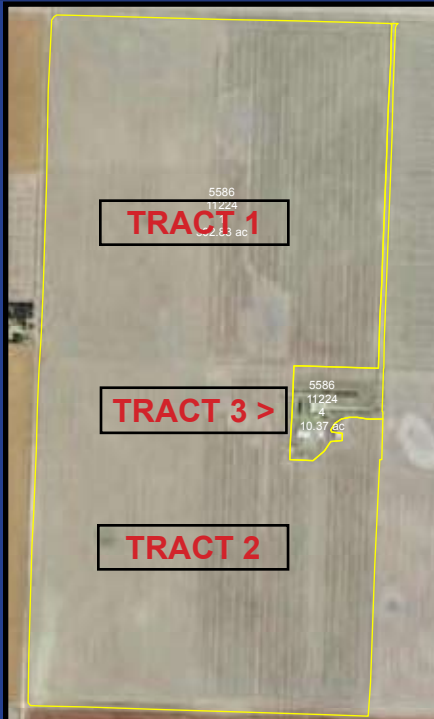
PUBLIC AUCTION

Thursday, November 20, 2014 @ 1:30 pm CT

Auction Site: Western Auction & Real Estate Pavilion, West HWY 36, St. Francis, KS

DIRECTIONS TO PROPERTY:

On HWY 36 one mile west of Bird City: Go South on Road 27 three miles to the intersection of Road K & 27 to Tract 1.



TRACT 1
NW/4 of 14-4-38
Approx. 160 ac. - to be verified by Survey
TRACT 2
SW/4 of 14-4-38
Approx. 149 ac. - to be verified by Survey
2013 Real Estate Taxes \$1,487.18.
Individual Tract Taxes to be determined by Auction time.

FSA INFORMATION ON TRACTS 1 & 2
153.6 Ac. Wheat Base w/ 48 bu. yield
4.7 ac. Grain Sorg. w/ 46 bu. yield
17.7 ac. Barley w/ 41 bu. yield
No Growing Crops-No Crop Leases
No Mineral Leases - Minerals Transfer to Purchaser.



TRACT 3 - Homestead, Outbuildings, Windbreak
Approx. 11 ac. to be verified by Survey
4 Bedroom Ranch Style Home w/ 1,725 sq. ft. of main level living area plus full finished basement, attached 2 car garage. **Viewings by appointment only.**
100'x 50' Storage Building, 42' x 34' Storage Building, 50' x 30' Storage Building, & Grain Storage

MANNER OF SALE: The real estate will be offered at auction as an individual tracts and also offered in combination. The land will be sold in which ever manner results in highest sales price. 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 December 19, 2014, 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 Sherman County, Kansas FSA offices.

CROPS: No growing crops are planted on either Tract 1 or 2.

REAL ESTATE TAXES: Seller is responsible for 2014 taxes and prior years. 2015 and subsequent years are responsibility of the Purchaser(s).

MINERAL RIGHTS: All mineral rights owned by the Seller shall be transferred to the Purchaser(s) at closing. Mineral interests are believed to be intact.

CLOSING & POSSESSION: The date of closing shall be on or before December 19, 2014. Possession shall transfer at closing on all acres and homestead.

EVIDENCE OF TITLE: Seller will provide title insurance to the Purchaser(s)

in the amount of the purchase price with the premium to be paid one-half by Buyer 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 & expenses for survey will be available from the Auctioneer prior to the 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 of each Tract will be conducted prior to the auction. Purchaser(s) will be required to pay for one-half of survey expense on respective tracts purchased. Miller & Associates will be conducting the surveys. All property sells as it is, where it is, and in its present condition.

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 makes no warranties or guarantees either expressed or implied.*



Western Auction & Real Estate, LLC

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& Auctioneer 785-332-7121

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

"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska

Contact a member of our sales team to conduct your Land Auction!



Sellers: Rex Linin, Luke & Mandy Linin & Zach & Samantha Linin



Land Map and crop information obtained from Sherman Co. FSA. All information is believed to be correct.