

320 ACRES CHEYENNE COUNTY, KS IRRIGATED & DRYLAND CROPLAND

"MULTI-PARCEL"

LAND AUCTION

WEDNESDAY, APRIL 16, 2014 @10:30 AM, MDT

AUCTION LOCATION: COMMUNITY CENTER AT FIREHOUSE, GOODLAND, KS

LEGAL DESCRIPTIONS: TRACT 1: SW/4 of 36-5-42
TRACT 2: SE/4 of 36-5-42

Seller:
Neil Schritter

LAND LOCATION: From Kanorado, Kansas, go 2½ miles East on Hwy 24 to Road 5, then 16 miles North to the middle of the tracts. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This property will be offered as a "MULTI-PARCEL" auction in 2 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on both tracts and the combination of the tracts during the auction as determined by the auction company. Bids on both tracts and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before May 16, 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 made in certified funds. All funds will be held by the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. All bids are subject to Seller's confirmation. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: Mineral rights are believed to be 100% intact and will transfer to the Buyer(s) at closing.

CROPS: All of the dryland acres are planted to wheat and Buyer(s) will receive 100% of the crop.

FSA INFORMATION: Cropland acres - 312.37*

	Base Acres*	DCP Yield
Wheat	128.5	33
Corn	59.9	102
Sunflowers	2.7	826
Barley	9.9	36

*Cropland acres and base acres are currently combined on the two tracts and final cropland and base acreages will be determined by FSA if the tracts sell separately.

All FSA farm program payments associated with the 2014 crop year will be subject to the new Farm Bill provisions.

CLOSING: Date of closing will be on or before May 16, 2014.

POSSESSION: Date of closing, with Buyer having the right to enter on the open cropland acres upon full execution of the contract and payment of the earnest money deposit for general farming purposes.

REAL ESTATE TAXES: Seller will pay taxes for all of 2013 and prior years. Taxes for 2014 will be the responsibility of the Buyer(S). (2013 taxes on Tracts 1 and 2 were combined in the amount of \$1,655.46)

INTERNET BIDDING AVAILABLE!
Register by April 7, 2014 to bid
online! Call for details!



SOIL LEGEND:

1652 - Kuma silt loam - 0-1% slopes
1619 - Keith silt loam - 0-1% slopes
1856 - Ulysses silt loam - 0-1% slopes
1857 - Ulysses silt loam - 1-3% slopes
1859 - Ulysses silt loam - 3-6% slopes



ACCEPTANCE OF BIDS: Each 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 auction company prior to the sale.

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

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. All FSA information is subject to change, including but not limited to the number of cropland acres, grass acres, base acreages and yields. FSA acres may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to oil and gas leases of record, if any.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the *Exclusive Agents of the Seller*.

IRRIGATION EQUIPMENT: The following irrigation equipment is located on the property and is included in the sale: 2011 Valley model 7000 sprinkler, nozzled at 375 GPM, and a 2012 350 Chevy NG engine.

WATER RIGHT: There is one irrigation well covered under Water Right File #7176 permitted for 230 AF at 705 GPM.

For a virtual tour visit www.farmandranchrealty.com

AUCTIONEER'S NOTE: This is **EXCELLENT IRRIGATED** and **DRYLAND CROPLAND** located on the Cheyenne/Sherman County line North of Kanorado. (See map above). The crops will go the Buyer along with immediate possession of the irrigated quarter. All minerals are believed to be intact and are going with the land. The minerals are not currently under an oil and gas lease.

The irrigation well is 300' deep and has been recently pulled and new bowles installed with oil tube and gearhead overhauled. It is estimated at 500 GPM. The Valley sprinkler was installed in 2011 and a new Chevy 350 natural gas engine was installed in 2012.

SEE YOU AT THE AUCTION!!

FARM & RANCH REALTY, INC.



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TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT
BROKER/AUCTIONEER



"When you list with Farm & Ranch, it's as good as SOLD!"

