

AUCTION

160 Acres +/- Irrigated of Kiowa County Land

Date: Monday Nov. 11th

Time: 1:30pm

Sale Site: Hamm Auction Center; 107 NE State Road 61; Pratt, Kansas

Land Located: From Pratt, go west 14 miles on 54 Hwy to county line; From Haviland go 5 miles east on 54 to county line then 2.5 miles north.

Description: Irrigated quarter section with 2002 Zimmatic 8 tower/drop nozzles. It has JD 329 diesel engine.

Water information: Water Permit No. 276744; 153 Acre Feet; 780 gal. per minute.
5 Year Flex Account Permit.

Legal Description: NE 4 of 36-27-16 Kiowa, County Kansas

FSA Information: Farmland 160.8 acres; DCP cropland 149.5;

Base Acres as follows: Corn—134.4 Acres; Upland Cotton 14.5 Acres

1031 Exchange: Seller is going to do a 1031 Exchange.

Minerals: Convey with the land, are currently leased

Earnest Money: \$10,000.00 Down Day of Sale

Taxes: 2012 \$1,589.00; Prorated to Day of Closing

Title Insurance: 50% Buyer, 50% Seller

Closing Fee: 50% Buyer, 50% Seller

Closing: On or Before December 11, 2013

Possession: On closing

Sellers: Merle & Beth Rose

Announcements made Day of Sale take precedence over any internet, printed, digital or faxed materials.

John Hamm/Auctioneer



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