

760+/- ACRES CROPLAND AND GRASS

NORTON & PHILLIP COUNTIES, KS

LAND ABSOLUTE AUCTION

THURSDAY, OCTOBER 17, 2013 @10:30 AM, CDT

AUCTION LOCATION:
DANE G. HANSEN MUSEUM
LOGAN, KANSAS

SELLERS: BOWMAN FAMILY

LAND LOCATION: See Map! **SIGNS WILL BE POSTED!**

MANNER OF SALE: This property will be offered as a "MULTI-PARCEL" auction in 4 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on individual tracts, tract combinations, 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 November 19, 2013, or upon such terms as may be acceptable to the Sellers. 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. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Sellers' interest will transfer to the Buyer(s) at closing.

CROPS: The 2014 wheat crop will be retained by the tenant under the current cash lease agreement.

FSA INFORMATION: Buyer(s) will receive 100% of all FSA feed grain payments, if any, associated with the 2014 crop year. All FSA wheat payments, if any, associated with the 2014 crop year will be retained by the tenant.

CLOSING: Closing will be on or before November 19, 2013.

POSSESSION: Date of closing, subject to the tenant's rights on the 2014 wheat crop.

REAL ESTATE TAXES: Sellers will pay taxes for all of 2013 and prior years. See chart below for 2012 taxes.

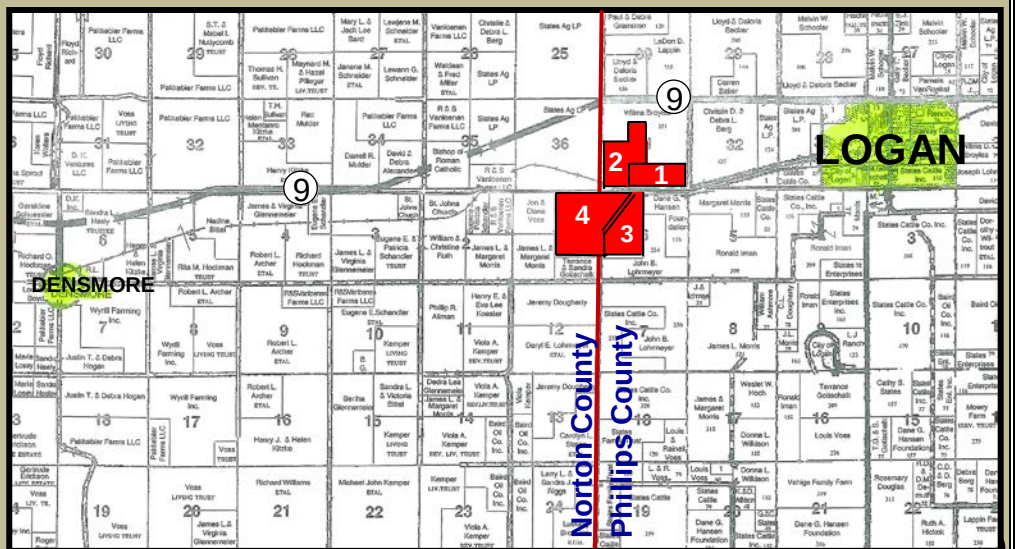
LEGAL DESCRIPTIONS:

TRACT 1: SE/4SW/4 & S/2SE/4 of 31-4-20

TRACT 2: N/2SW/4, SW/4SW/4 & SE/4NE/4 of 31-4-20

TRACT 3: N/2SW/4 PLUS ACRES SOUTH OF YANKEE ROAD IN NW/4 of 6-5-20

TRACT 4: NE/4 & N/2SE/4 of 1-5-21 AND APPROX 50 ACRE TRACT NORTH OF YANKEE ROAD IN THE NW/4 of 6-5-20



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TRACT	TOTAL ACRES	CROP LAND ACRES	GRASS LAND ACRES	WHEAT BASE/ YLD	OATS BASE/ YLD	GRAIN SORG BASE/ YLD	BARLEY BASE/ YLD	2012 TAXES
1	120		117.4±					Taxes are combined \$975.18
2	160	138.1	21.9±	71.5/35			11.3/39	
3	180	78.0	98.6±	28.4/37	5.7/34	28.9/44	3.5/38	Taxes are combined \$1,132.24
4	290	104.4	182.3±	37.2/37	7.5/34	37.8/44	4.6/38	
	750.0	320.5	420.2±					

INTERNET BIDDING AVAILABLE
Register by October 8, 2013 to bid online.
Call for details.



FARM & RANCH REALTY, INC.



1420 W. 4th • Colby, KS 67701

TOLL FREE 1-800-247-7863

DONALD L. HAZLETT

BROKER/AUCTIONEER

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AUCTIONEER'S NOTE: This great farm is located on the North Fork of the Solomon River just outside of Logan, Kansas. We are offering several tracts and any combination of tracts consisting of cropland, good pastures and first bottom river land. Tracts 3 and 4 offer great hunting potential just off Yankee Road.

This farm has been in the Bowman family for many years. It is truly a unique opportunity to buy a river farm that is close to markets.

CALL FARM & RANCH REALTY FOR A TOUR!