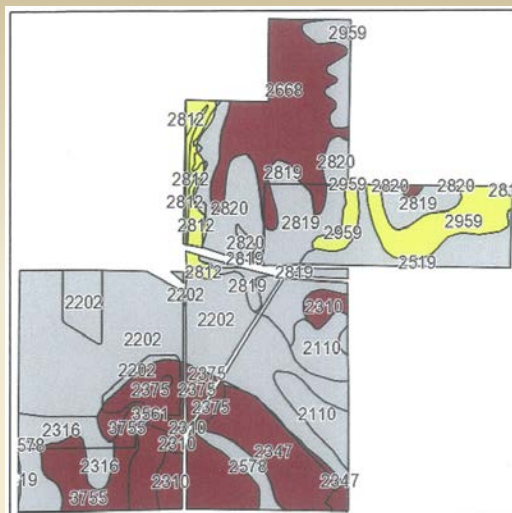


LAND AUCTION

~ October 2013 ~						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

**760+/- ACRES CROPLAND & GRASS
PHILLIPS & NORTON COUNTIES, KS**

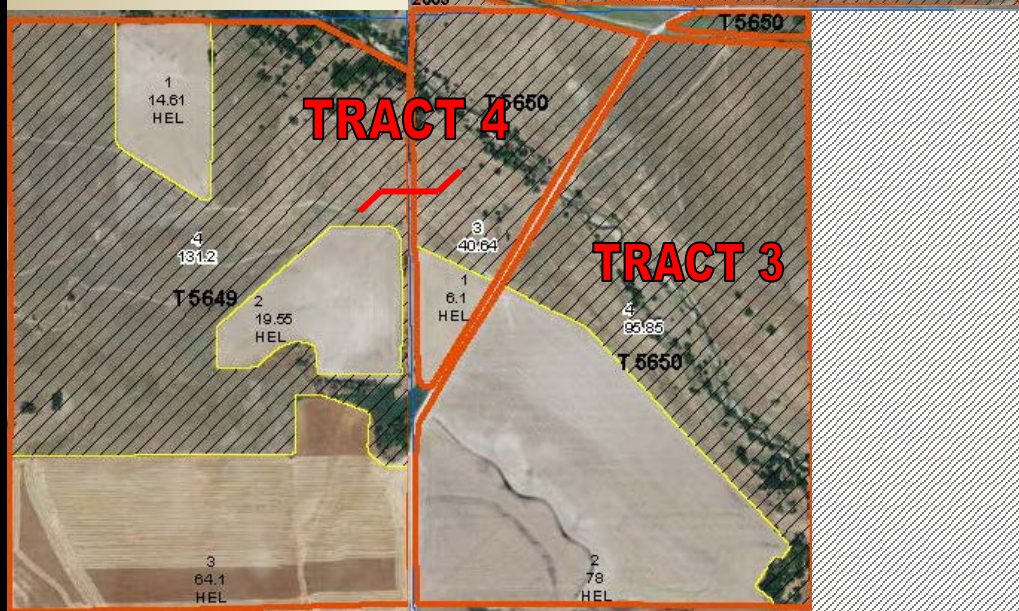
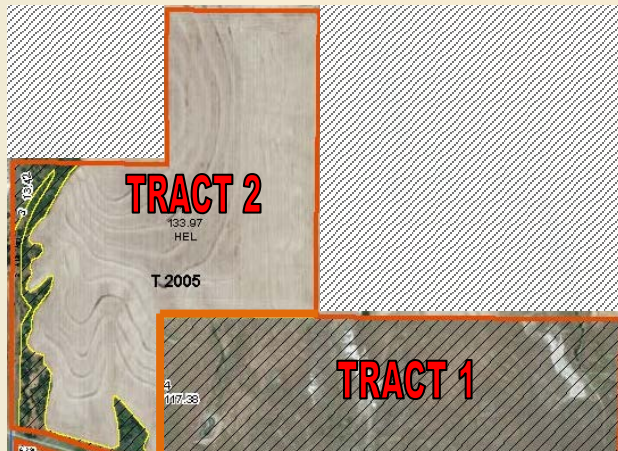
Please Post



SOILS LEGEND

- 2668 – Holdrege silt loam - 1 - 3%
- 2819 – Uly silt loam – 6 - 11%
- 2820 – Uly silt loam – 6 - 11% , eroded
- 2578 – Coly & Uly silt loams – 6 -10%
- 2959 – Wakeen-Nibson complex
– 7 - 20%
- 2812 – Uly complex – 10 - 20%
- 2316 – Cozad silt loam – 2 -5%
- 2578 – Coly & Uly silt loams – 6 -10%
- 2202 – Munjor sandy loam,
occasionally flooded

- 2375 – Roxbury silt loam, rarely flooded
- 3755 – Hord silt loam, rarely flooded
- 2310 – Bridgeport silt loam, rarely flooded
- 3561 – Hobbs silt loam, occasionally flooded
- 2347 – McCook silt loam, rarely flooded
- 2110 – Inavale loamy find sand, occasionally flooded



ACCEPTANCE OF BIDS: The successful bidders 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.

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.

EVIDENCE OF TITLE: Sellers 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 Sellers. Title evidence will be provided on sale day.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers nor 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. There are oil and gas leases of record on both tracts.

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