

560 +/- ac. PRIME CHEYENNE CO., KANSAS & YUMA CO., COLORADO

PLAN NOW TO ATTEND THIS AUCTION!

LAND AUCTION

Thursday, November 7, 2013 @ 1:30 pm CT

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

**Elmer E. Brunswig Trust &
Esther R. Brunswig Trust, Sellers**



Tract 1 - 160 +/- Acres

SE/4 14-2-42, Cheyenne Co., Ks
90.2 Wheat Base Acres w/ 54 bu. Yield
8.8 Sorg. Base Acres w/ 46 bu. Yield
Buyers to receive the Seller's 1/3 share
of growing wheat
2012 Taxes \$655.84



Tract 2 - 160 +/- Acres

NE/4 23-2-42, Cheyenne Co., Ks
91.3 Wheat Base Acres w/ 54 bu. Yield
9.0 Sorg. Base Acres w/ 46 bu. Yield
Buyers to receive the Seller's 1/3 share
of growing wheat
2012 Taxes \$514.72



Tract 3 - 160 +/- Acres

NE/4 35-2-42, Cheyenne Co., Ks
89.3 Wheat Base Acres w/ 54 bu. Yield
8.8 Sorg. Base Acres w/ 46 bu. Yield
Buyers to receive the Seller's 1/3 share
of growing wheat
2012 Taxes \$434.02



Tract 4 - 80 +/- Acres

S/2 of SE/4 13-4S-44, Yuma Co., Co
49.4 Wheat Base Acres w/ 28 bu. Yield
2013 Taxes \$201.50



Grain Bins on Tract 2.
9,000 total bushels of storage

MANNER OF SALE: The real estate will be offered at auction in individual tracts, to the highest bidders. 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 3, 2013, or upon such terms as may be acceptable to the Seller, on all Tracts. 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 Broker in their trust account. Bidding is not contingent upon financing. Financing, if necessary, must be arranged and approved prior to the auction.

FSA CROP INFORMATION: Buyer is responsible to enter into the FSA program, if desired. Tracts 1-3 are currently registered with the Cheyenne County, Kansas FSA office. Tract 4 is registered at Yuma County, Colorado FSA office.

CROPS: Buyer's shall receive Seller's 1/3 Share of 2014 Wheat Crop on Tracts 1-3.

REAL ESTATE TAXES: Seller is responsible for 2013 taxes and prior years. 2013 Tax amounts will be provided day of sale.

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

CLOSING & POSSESSION: The date of closing shall be on or before December 3, 2013. On acres in wheat stubble, possession shall transfer at closing. Acres currently planted to wheat shall transfer to Buyers following 2014 Wheat Harvest, on or before August 1, 2014. Possession of Storage Bins on Tract 2 shall transfer to Buyer on April 1, 2014.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer 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 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 and oil & gas leases of record.

SURVEY: The Seller is not offering a survey. All tracts will sell by legal description, 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. ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.



Western Auction & Real Estate, LLC

785-332-8990

westernauctionandrealestate.com

P.O. Box 928 - St. Francis, KS 67756

Betty L. Petersen, Broker 785-332-8421

Skip Petersen, Sales Agent
& Auctioneer 785-332-8221

Robin A. Petersen, Assoc. Broker

& Auctioneer 785-332-5586

Brett Petersen, Ks. Agent

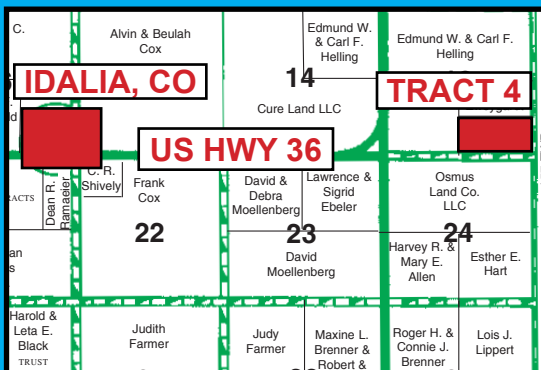
& Auctioneer 785-332-7121

Gary L. Wickwar, Ks. Agent

785-728-7049

"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska



Tracts 1-3 are located approx. 16 mi. Northwest of St. Francis, Ks. Contact one of our associates for a tour or for questions on this auction or one of our many other listings in Colorado & Kansas or visit us online more information!

