



CHEYENNE COUNTY, KS CROPLAND and GRASS

PUBLIC AUCTION

Friday, October 4, 2013 @ 1:30 pm CT

PLAN NOW TO ATTEND THIS AUCTION!

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

Legal	Deeded Acres +/-	FSA Acres +/-	Dryland Acres +/-	Wheat Base/Yld./ Payment	Grain Sorg. Base/Yld. Payment	Growing Wheat	Grass Acres	2012 Taxes
SW 1/4 of 9-3-40, Cheyenne Co., Ks	160	158.28	111.85	58.8/29 \$755	5.7/45 \$74	46 ac.	46.43 ac.	\$298.28

MANNER OF SALE: The real estate will be offered at auction as an individual tract, to the highest bidder. 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 November 5, 2013, 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 due in certified funds at closing. All funds will be held by the Closing Agent in their trust account. Bidding is not contingent upon financing. Financing, if necessary, must be arranged and approved prior to the auction. ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

FSA CROP INFORMATION: Buyer is responsible to enter into the FSA program, if desired. The land is currently registered with the Cheyenne County, Kansas FSA office.

CROPS: Buyer shall receive Seller's One-Third share of the 2014 Wheat Crop. Approx. 46 acres will be planted to wheat by auction day.

REAL ESTATE TAXES: Seller is responsible for 2013 taxes and prior years.

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

CLOSING & POSSESSION: The date of closing shall be on or before November 5, 2013. On acres in wheat stubble and grassland acres, possession shall transfer at closing. Acres planted to wheat shall transfer to Buyer following Wheat Harvest 2014, no later than August 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.

SURVEY: The Seller is not offering a survey. All property sells 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.



Auction & Real Estate, LLC

785-332-8990

westernauctionandrealestate.com

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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

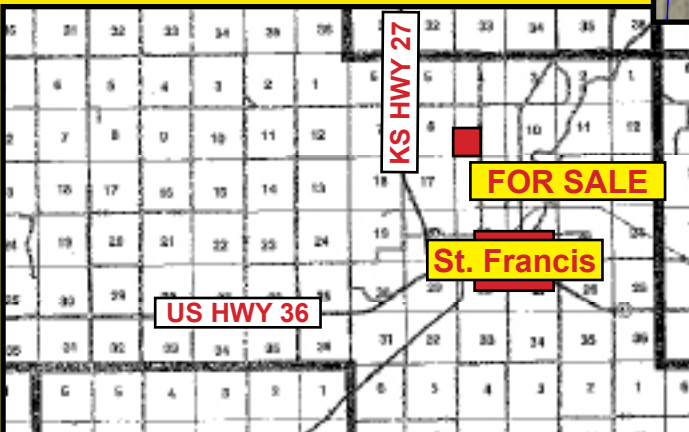
& Auctioneer 785-332-7121

Gary L. Wickwar, Ks. Agent 785-728-7049

"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska

Patricia Friedman,
Mona Belle Moore,
& Roberta Rininger, Sellers



Planning to build a new home?
Consider this property located
just North of St. Francis!