



CHEYENNE COUNTY, KANSAS IRRIGATED CROPLAND

LAND AUCTION

Monday, December 3, 2012 @ 1:30 pm CT

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

**PLAN NOW TO ATTEND THIS
AUCTION!**

Legal	Deeded Acres +/-	FSA Acres +/-	Wheat Base/Yld.	Corn Base/Yld.	Irr. Well Permit GPM/Ac. Ft.	Irrigated Acres	Growing Wheat	2012 Taxes
SE 1/4 of 15-5-42, Cheyenne Co., Ks	160	157.66	15.4/33	120.2/120	#30502 225/65	120 ac.	18 ac.	\$1,357.35
					#11437 550/293			
As of time of printing, the current Farm Bill has expired. No payment information is available for 2013. Base and Crop information was obtained from Cheyenne Co. FSA.								

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 December 20, 2012, 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 Broker 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.

IRRIGATION INFORMATION: Seller transfers ownership of 8 Tower Valley Sprinkler and (2) Irrigation motors which are connected to natural gas.

CROPS: Buyer shall receive Seller's 2013 Wheat Crop. Approx. 18 acres are planted to wheat, the balance under the sprinkler is in corn stalks and wheat stubble.

REAL ESTATE TAXES: Seller is responsible for 2012 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 December 20, 2012. On acres planted to wheat and wheat stubble, possession shall transfer at closing. Acres currently in corn stalks shall transfer to Buyer on February 1, 2013.

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.

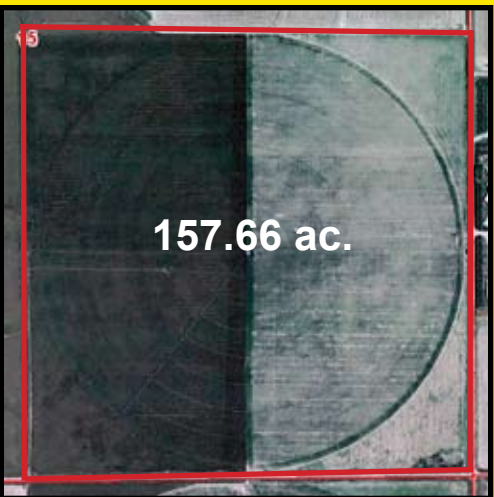
ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

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.*



Gaylen & Dorothy Weeden, Sellers



Western

Auction & Real Estate, LLC

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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

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

"From Concept to Completion!"

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