

# 245 ac. CHEYENNE & RAWLINS COUNTY, KS CROPLAND



TRACT 1

## LAND AUCTION

**RARE OPPORTUNITY!  
PLAN NOW TO ATTEND THIS  
AUCTION!**

**Friday, November 30, 2012 @ 1:30 pm CT**

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

#	Legal	Deeded Acres +/-	FSA Acres +/-	Wheat	Grain Sorg.	Barley	2011 Taxes	Tillable Acres	Waste Acres
1	SE 1/4 of 18-2-40, Cheyenne Co., Ks	160	156.53	68.8/33	19.1/46	7.4/39	\$429.58	151.29	5.24
2	N/2 NE 1/4 32-2-40, Cheyenne Co., Ks	80	78.53	31.8/33	8.8/46	3.4/39	\$190.44	70.49	8.04
3	A tract in 30-2-32, Rawlins Co., Ks	5.6	--	--	--	--	\$6.95	5.6	--

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. Tract 3 is not registered in FSA programs.

**MANNER OF SALE:** The real estate will be offered at auction in three individual tracts, not in any combination, to the highest bidder. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

**TERMS:** 10% down day of sale on Tracts 1 and 2, 50% down day of sale on Tract 3, with the balance to be due on all Tracts on or before December 18, 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:** Buyers are responsible to enter into the FSA programs, if desired or applicable. Tracts 1 & 2 acres are currently registered in the Cheyenne County, Kansas FSA office. Tract 3 is not registered.

**CROPS:** Tract 1: Buyer shall receive landlord's 1/3 share of 2013 Wheat Crop, Tenant shall retain 2/3 of the growing wheat crop. Approx. 75 acres are planted to wheat, the balance in wheat stubble. No growing crops will be transferred to Buyer on Tract 2 as it is currently in wheat stubble & corn stalks.

**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. Minerals are believed to be in tact and owned by the seller.

**CLOSING & POSSESSION:** The date of closing shall be on or before December 18, 2012 on all tracts. Tract 1: On acres planted to wheat, possession shall transfer after 2013 Wheat Harvest, no later than August 1, 2013. Acres currently in stubble shall transfer day of closing. Tract 2: Posses-

sion transfers to Buyer at closing. Tract 3: Possession at closing.

**EVIDENCE OF TITLE:** Seller will provide title insurance to the Buyer(s) 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 on any tract of land. 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.*

**Gary S. Hopp and  
Roseanna M. Underwood,  
Sellers**



**Auction & Real Estate, LLC**

785-332-8990

[westernauctionandrealestate.com](http://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

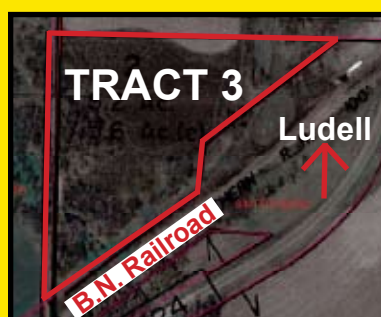
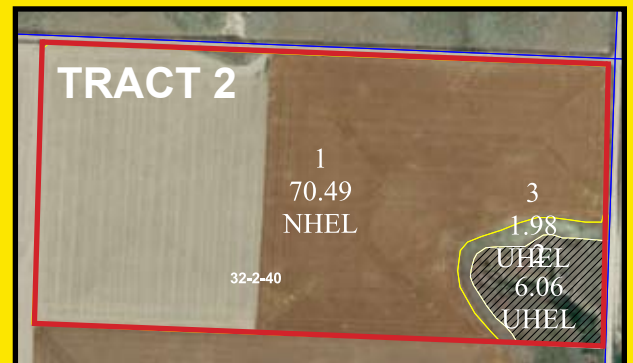
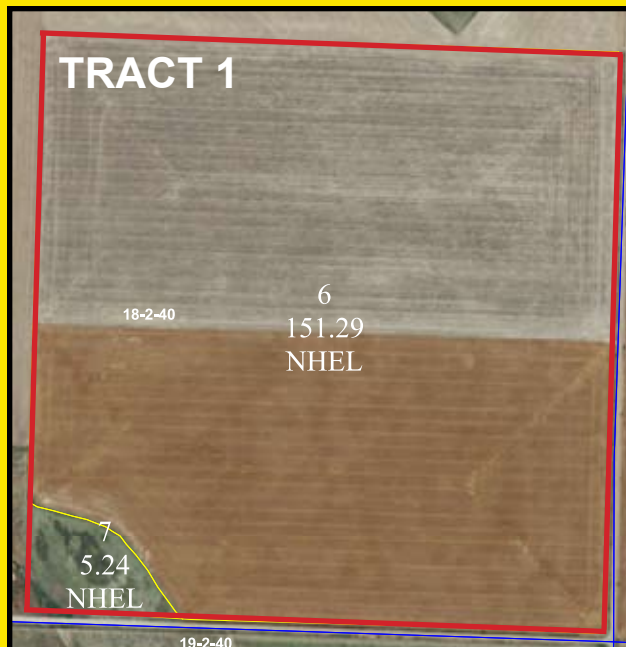
Brett Petersen, Ks. Agent

& Auctioneer 785-332-7121

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

"From Concept to Completion!"

Licensed in Kansas, Colorado & Nebraska



Tract 3 is located just South of Ludell, Kansas.

