



FARM & RANCH REALTY, INC.
PO Box 947
Colby, Kansas 67701

LAND AUCTION

August 2012						
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	See you at the Auction

320 ACRES
IRRIGATED CROPLAND,
CRP, FEEDLOT
& IMPROVEMENTS

Please Post

TRACT 3: IMPROVEMENTS & FEEDLOT

1,200 HEAD FEEDLOT



There is a permitted 1,200 head feedlot with 800' of good Scholsser concrete bunks, hydraulic working chute, and Blue River continuous flow waterers.



Tract 3 offers a 4 bedroom home with 1½ baths, and detached one car garage. It is on natural gas.

The property also includes a 51'x90' round top, 38'x80' machinery shop, barn, sheds and other supporting outbuildings.



HORSE/CATTLE BARN



38'x80'



51'x90'



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 the Buyer(s) and one-half by the Seller. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contracts 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. FSA acres may not be the same as deeded acres. Acreages are not covered by title insurance.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Seller or 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, and to oil and gas leases of record.

SURVEY: Seller will provide a survey in the event the tracts sell separately.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the Exclusive Agents of the Seller.