



FARM & RANCH REALTY, INC.

PO Box 947
Colby, Kansas 67701

LAND AUCTION

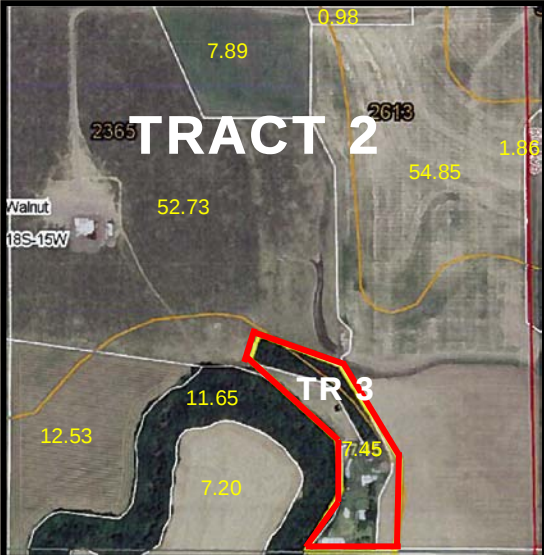
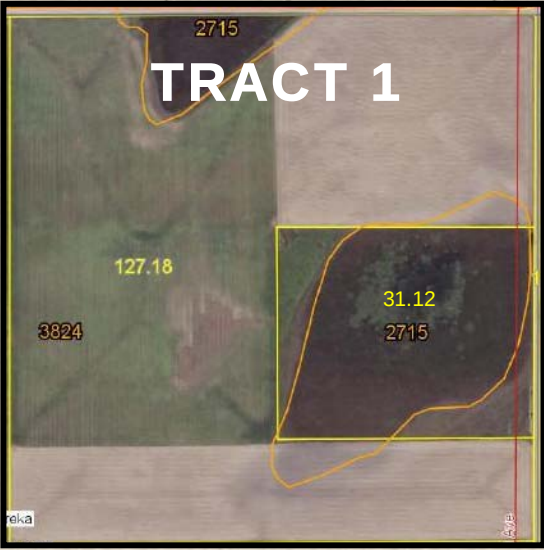
PRSRT STD
US POSTAGE
PAID
COLBY KS
PERMIT NO 141

~ 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	Notes:

320 ACRES BARTON COUNTY, KS
CROPLAND, GRASS & FARMSTEAD

Please Post

TRACT	LEGALS	AUCTIO N ACRES	CROP LAND ACRES	GRASS & IMPROVEMENTS ACRES	WHEAT BASE/ DCP YLD	GRAIN SORGHUM BASE/DCP YLD	CORN BASE/ DCP YLD	2011 TAXES
1	NE/4 of 30-18-14	160.0	158.3		81.8/37	31.5/43		\$1,190.26
2	SE/4 of 25-18-15, less improvement tract	152.5	73.8*	78.7+	30.0/33		14.5/126	Combined for \$1,492.06
3	Improvement site on SE/4 of 25-18-15	7.5		7.5+				
		320.0	232.1*	86.2+	*Estimated per information from Barton County FSA			



EVIDENCE OF TITLE: Sellers 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 Sellers and one-half by the Buyer(s). Copies of the title insurance commitments will be available for review.

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 Sellers 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.

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

www.farmandranchrealty.com