

320 ACRES BARTON COUNTY, KS CROPLAND, GRASS & FARMSTEAD

"Multi-Parcel"

LAND ABSOLUTE AUCTION

WED., AUGUST 1, 2012 @10:30 AM, CDT

AUCTION LOCATION: BEST WESTERN ANGUS INN, GREAT BEND, KS

LAND LOCATION: From Great Bend, Kansas, go West on Hwy 96 to NW 80 road, then 1 mile North to the SE corner of Tract 2. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 3 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts and combinations of tracts during the auction as determined by the auction company. Bids on tracts, tract combinations, and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before August 31, 2012, or upon such terms as may be acceptable to the Sellers. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **Announcements made day of sale take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer(s) at closing, including the new oil well on Tract 2.

CROPS: Buyer will receive the landlord's 1/3rd share of the 2012 soybean crop on Tract 2. There are no growing crops on Tract 1.

FSA INFORMATION: Buyer(s) will receive the landlord's 1/3rd share, if any, of all FSA feed grain payments associated with the 2012 crop year. See chart on back for FSA bases and yields.

CLOSING: Closing will be on or before August 31, 2012.

POSSESSION: Date of closing, subject to the tenant's rights.

REAL ESTATE & ROYALTY TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing. (See chart on back for 2011 taxes)

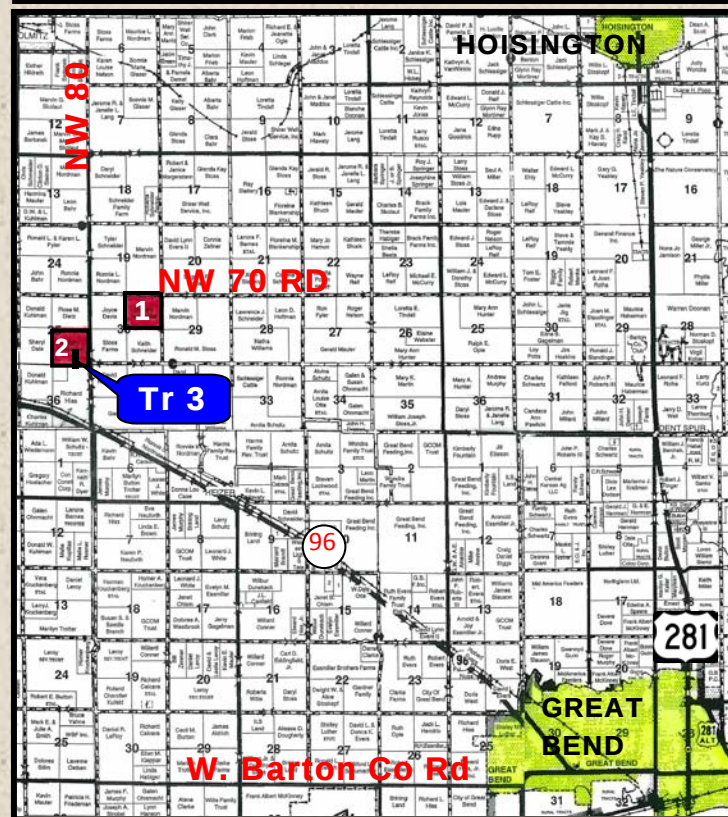
SELLERS:
ERICA AND SCOTT BOLTICOFF

LEGAL DESCRIPTIONS:

TRACT 1: NE/4 of 30-18-14

TRACT 2: SE/4 of 25-18-15, less improvements

TRACT 3: 7.5 Acre Improvement tract in SE/4 of 25-18-15



WATER RIGHT INFORMATION: There is one irrigation well on Tract 2 covered under Water Right File #39327. There is a 5 year allocation from 2012-2016 of 26.25 AF at 630 GPM with a maximum authorized quantity of 49.5 AF.

INTERNET BIDDING AVAILABLE!

Register by July 24th to bid online! Call for details!



TRACT 3 - IMPROVEMENTS

Tract 3 is approximately 7.5 acres, in the SE/4 in Section 25 and includes a bungalow style home with 2 bedrooms, full bath, CA and propane heat. This property includes an attached 1-car garage, 2 wells at the house and several supporting outbuildings.

Property is selling "AS-IS", "WHERE-IS" with no warranties, either expressed or implied.



TRACT 2: There is a new oil well that has been drilled on Tract 2 and the pumping unit is in place. No production history is yet available. More details as they become available!



OPEN HOUSE DATES:
Sunday, July 15th and July 29th -
2:00 to 4:00 PM

AUCTIONEER'S NOTE: This is a great farm with a secluded setting on Walnut Creek -- just one mile off Highway 96 Northwest of Great Bend (see map).

We will offer this farm in 3 parcels, then in any combination of the 3 parcels. Plan to attend one of the two open houses to get a look at the property or call for a exclusive appointment!

This farm will make a great investment with the upside of getting the mineral rights intact.

SEE YOU AT THE AUCTION!!

For a virtual tour visit

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.



JAMES O. HAZLETT, Listing Agent
(785-656-3894)

1420 W. 4TH • COLBY, KS 67701
TOLL FREE - 1-800-247-7863

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