

Tract 1

# MULTI-PARCEL

# LAND AUCTION

311 +/- Acres Cheyenne Co. Kansas Dryland

**FRIDAY, MAY 7, 2010**

**10:00 AM CT**

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

**Base/Payment Information**

#	Legal	Deeded Acres +/-	FSA Acres +/-	Wheat	Grain Sorg.	Sun-flowers	Barley	Oats	Total Payment
1	SW 1/4 of 35-3-38	150.50	147.0	72.5/\$1445	14.8/\$255	35.4/\$346	7.5/\$58		\$2,103.49
2	NE 1/4 of 2-4-39	160	161.3	80.9/\$1612	16.6/\$286		9.3/\$73	.6/\$0.40	\$1,970.41
Yields Bu./Ac.: Wheat 46; Sorg. 59; Sunflowers 1466; Barley 39; Oats 33									
If tracts purchased together total FSA payments \$4,073.90.									
Base, Payment and Crop information was obtained from Cheyenne Co. FSA.									

**MANNER OF SALE:** The real estate will be offered as a "Multi-Parcel" auction in two individual tracts and in combination 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 auctioneer. Bids on tracts, tract combinations, and the total property may compete. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

**TERMS:** 10% down day of sale per tract with the balance to be due on or before June 3, 2010, 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 Auctioneer 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:** Tract 1: Tenant shall receive 2/3 of 2010 FSA payments, 1/3 shall go to the Buyer, if any. 2010 FSA Payments on Tract 2 shall go to Buyer, if any. Buyers are responsible to enter into the FSA programs. All acres are currently registered in the Cheyenne County, Kansas FSA office.

**CROPS:** Tract 1: Buyer shall receive landlord's 1/3 share of 2010 Corn Crop, Tenant shall retain 2/3 of the growing corn crop. No growing crops will be transferred to Buyer on Tract 2 as it is currently in summer fallow.

**REAL ESTATE TAXES:** Seller is responsible for 2009 taxes and prior years. Real Estate taxes for 2010 shall be paid by the Buyer(s). Tract 1 Taxes \$362.77, Tract 2 Taxes \$332.23.

**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 June 3, 2010 on all tracts. Tract 1: Possession shall transfer after 2010 Crop Harvest, no later than December 31, 2010. Tract 2: Possession transfers to Buyer at closing on or before June 3, 2010.

**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.

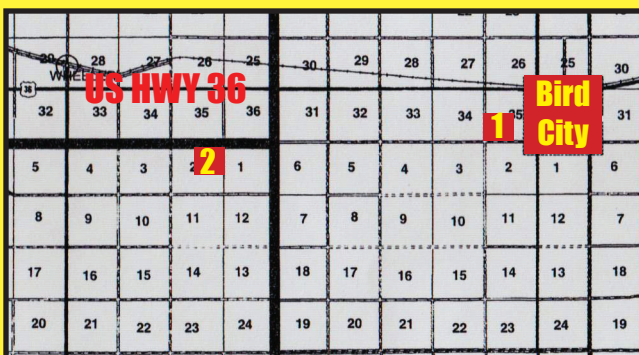
**EASEMENTS:** This sale is subject to all right-of way and easements, whether recorded or not.

**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 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.*

**Judith A. Monroe Trust, Seller**



**Auction & Real Estate, LLC**

785-332-8990

[westernauctionandrealstate.com](http://westernauctionandrealstate.com)

P.O. Box 928 - St. Francis, KS 67756

Betty L. Petersen, Broker

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

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