

# HUNTING - DRYLAND - CRP - PASTURE



# CHEYENNE CO., KS

## --AUCTION--

**THURSDAY,  
OCTOBER 6, 2011**

**10:30 AM CT**

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



**Access to the property & tours available by appointment only.  
Visit our web site for more photos.**



**260 +/- Acres  
in the W 1/2  
of Section  
16-3-40 in  
Cheyenne Co.,  
Kansas**

Type of Acreage	FSA Acres +/-	Terms	Wheat Base	Wheat Yield	Payments
CRP: NW 1/4	13.2	\$35/ac. exp. 9/20	---	---	\$462.00
CRP: SW 1/4	57.1	\$39/ac. exp 9/12	---	---	\$2,227.00
DRYLAND: NW 1/4	67.18	---	47.4	32	\$657.00
DRYLAND: SW 1/4	17.7	---	21.4	32	\$296.00
<b>GRASSLAND ACRES: NW 1/4: 83.68, SW 1/4: approx. 20.3</b>					

**MANNER OF SALE:** The real estate will be offered in one tract at public auction. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

**TERMS:** 20% down day of sale with the balance to be due on or before November 4, 2011, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment. The final payment to be due in certified funds at closing. 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:** Seller shall receive 2011 CRP Payments. Tenant shall receive 2/3 of 2012 FSA payments on Cropland, 1/3 shall go to the Buyer. Buyer is responsible to enter into the FSA programs. All acres are currently registered in the Cheyenne County, Ks FSA office.

**CROPS:** Buyer shall receive Seller's 1/3 share of 2012 Wheat Crop, Tenant shall retain 2/3 of the wheat crop.

**REAL ESTATE TAXES:** Seller is responsible for 2011 taxes and prior years. Real Estate taxes for 2012 shall be paid by the Buyer. 2011 Taxes \$400.52

**MINERAL RIGHTS:** All mineral rights owned by the Seller shall be transferred to the Buyer 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 November 4, 2011. Possession shall transfer at closing except for acres planted to Wheat. Possession of Wheat acres shall transfer after 2011 Crop Harvest, no later than August 1, 2012 on

acres planted to wheat.

**EVIDENCE OF TITLE:** Seller will provide title insurance to the Buyer 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.

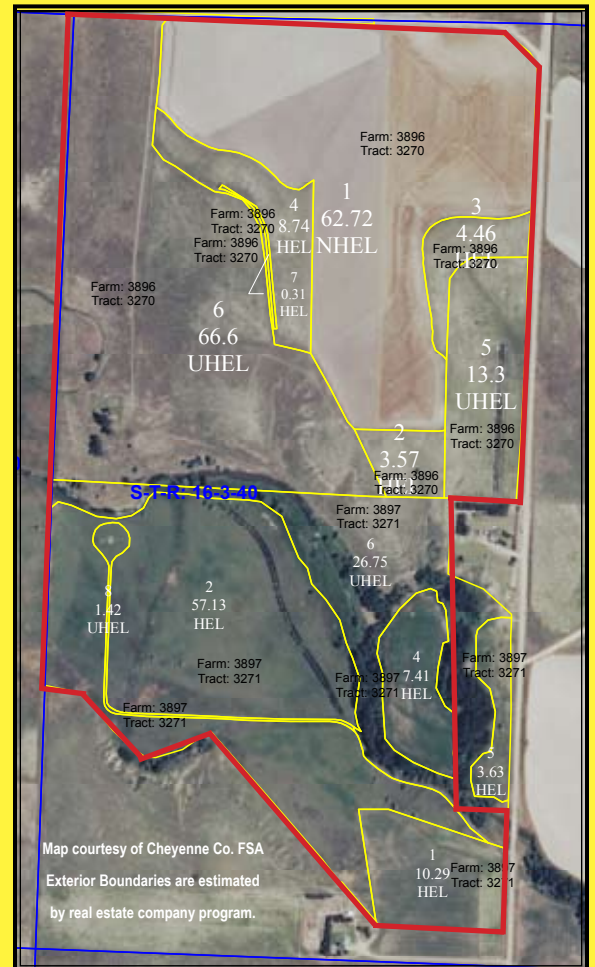
**ACREAGES:** Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

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

**SURVEY:** A survey will be conducted prior to auction.

**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. The property sells as it is, where it is, and in its present condition.

**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.*



Map courtesy of Cheyenne Co. FSA  
Exterior Boundaries are estimated  
by real estate company program.



**GREAT  
OPPORTUNITY,  
EXCELLENT  
POTENTIAL!**

**Roger L.  
Jensen,  
Seller**



**Schedule your appointment  
to view this property today!**

**Western**

**Auction & Real Estate, LLC**

785-332-8990

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

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"From Concept to Completion!"