

Real Estate with Mineral Production & Farm Machinery

Auction

Wednesday, October 2, 2013 at 10 a.m.

LOCATED: 5770 SE 150 Street, Rago, KS 67142 or from K-42 and K-14
South of Rago, 2 miles South and 3¾ miles East on SE 150 Street.

Real Estate Sells at 10 a.m. on site.

Tract - 1. The SE ¼ of 18-30-6 of Kingman County, commonly known as 5770 SE 150 Street, Rago, KS 67128. This tract sells as 160 Acres M/L to establish a purchase price. This tract contains a home-site with a 2 bedroom, 1 bath home built in 1920 and recently remodeled with a new custom kitchen as well as a family room with stone fireplace. The property also has a 20'x34' insulated 2-car garage as well as a separate 20'x34' insulated building with a 1-car garage stall and a finished apartment area with kitchen and bathroom. There are numerous farm buildings including livestock sheds as well as a 50'x96' machine shed with full concrete floor. The tract also features 99 acres of native grass with two tree-lined creeks as well as good fencing. There is 27.77 acres of current CRP through 2014 and the balance is in expired CRP and home site. All of seller's mineral rights and working production sell with the property. Contact Floyd Auction and Real Estate for more information. A survey will be completed by sale time to establish the North boundary line of the property. Any fencing necessary on the North boundary line will be the responsibility of the buyer.

Tract - 2. A 52 Acre M/L Tract located in the W ⅓ of the NW ¼ of 20-30-6. This tract sells as 52 acres M/L to establish a purchase price. This tract has recently been planted back to Brome by the seller with an active stand in place. All of seller's minerals and working production sell with the property. Contact Floyd Auction and Real Estate for more information.

Tract - 3. The North ½ of the NE ¼ of 24-30-7 of Kingman County. This tract is commonly known as 4631 SE 150 Street, Spivey, KS 67142. This tract sells as 80 acres to establish a purchase price. This tract has a large older 2-story home in need of repair as well as 34x48 barn with a lean-to and a recent new metal covering. This tract has 27.5 acres CRP as well as 16 acres native grass with trees and a running creek, 31 acres recently planted to Brome by the seller and the balance the original home site. Sellers minerals go with the land subject to the lease of record.

TERMS: 10% down day of sale. Balance due on closing. Title insurance and escrow closing fees will be shared 50% Buyer and 50% seller. Real Estate taxes will be prorated to the closing. Tracts will sell separately and not collectively. The sale is subject to all easements, leases, right-of-ways, and restrictions of record. All of Seller's mineral production for tract one and two will go to the Buyer. It is the responsibility of the buyer to notify the oil company to initiate the change of ownership. Seller agrees to cooperate in this change. Seller's mineral rights for tract three will go to the buyer subject to the existing lease of record. Each bidder is responsible for conducting at their own risk, their own inquiries and due diligence in all aspects concerning the property. All properties are being sold "AS-IS"-"WHERE IS" basis with no warranties or guarantees, expressed or implied by the Auctioneer or the seller. Final sale for each tract is subject to the approval of the seller. The projected closing date is on or before November 15, 2013. Floyd Auction and Real Estate, LLC are acting as Agents of the Seller.



Tract 1



Tract 1



Tract 1 & 2



Tract 3



Tract 3

Farm Machinery and Shop Equipment Sells after Real Estate



1976 John Deere 4430 Cab & Air-Quad
Range-3Pt. PTO 2 Hyd., Newer Paint

- 1972 Ford 4000 Gas w/ 3Pt. PTO
- 1957 Chevrolet Truck w/ 13 Ft. Steel Bed
- 12 Volt, Power Steering
- 1988 Chevrolet 1500 4x4 w/Flatbed
- 350 Automatic
- John Deere 530 Rd. Baler
- 12 Wheel Hyd. V-Rake
- 12' Brown Speed-mover
- 7 Ft. Bush Hog
- 10' Krause Chisel w/ Twisted Shovels
- 25' Ranch Wagon Travel
- 4' & 8' Fluorescent Lights
- Craftsman Table Saw
- Band Saw
- Dayton Drill Press
- 30 Ton Shop Press
- (2) Hydraulic Jacks
- 4' Hydraulic Cylinder
- Assortment of Used Tires
- Horse Rd. Bale Feeder
- (2) 220 Air Conditioners
- Large Assortment of Used Kitchen Cabinets
- Assortment of Different Size & Length of Used Oilfield Tubing

Terms for Personal Property: Cash or Good Check. Not Responsible for Accidents.
All items must be removed from the property no later than November 1, 2013.

NOTE: This is a great opportunity to purchase quality Kingman County land and minerals.
This sale offers a diversified offering of property to fit everyone.

Benjamin F. Reida Trust, Sellers Ben Reida, Trustee



Floyd Auction & Real Estate, LLC

Mike Floyd, Real Estate Broker, 620-532-1887 or 532-4144
Rod Bergkamp, Auctioneer & Real Estate Sales, 620-960-0351
Lon Floyd, Auctioneer, 785-587-7833 Matt Clouse, Auctioneer, 620-532-4325

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Kingman, KS