

LAND AUCTION



Farmers
National
Company

Serving America's Landowners Since 1929

Monday, November 26 at 2:00 PM
at the "Old Lumber Yard", Pretty Prairie, Kansas



Land Information

L-1300053

Legal

West 1/2 Northeast 1/4 excepting county roadway ROW and abandon RR in Section 30-26-6; 80+/- acres.

Land

Farm offers a high percentage of expired CRP grassland ready to be farmed. FSA Wheat crop base of 70.3 acres. Taxes \$621.39. From Pretty Prairie go one mile south on South Dean Road and then one-half mile east on West Boundary Road.

Auction Terms

Sale Method

The real estate will be offered in one tract for bidding. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of the Auction Company and Seller. All decisions of the Auctioneer are final.

Minerals

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Approval of Bids

Final sale is subject to the Seller's approval or rejection.

Taxes

Real estate taxes will be prorated to closing.

Possession

Possession will be granted at closing on December 21, 2012.

Conditions

This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Auction Company.



www.FarmersNational.com

For additional information, contact:

Chris Ostmeyer, Agent,
Kechi, Kansas

(316) 788-4240 or (785) 672-8672
COstmeyer@FarmersNational.com

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Land Auction! 80± Acres • Reno County, Kansas

Earnest Payment

A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the auction company in their trust account.

Closing

The sale closing is on or about December 21, 2012. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of the auction company.

Survey

At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The cost of any survey work will be shared equally by the Seller and Buyer.

Contract and Title

Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with the Auction Company the required earnest payment. Seller or Seller's Agent shall order an owner's policy of title insurance in the amount of the sale price from a title company of their choice. The cost of the owner's title insurance policy and escrow closing services will be shared equally by the Seller and Buyer(s). If the Buyer is required to purchase a lender's title policy such cost will be 100% to the Buyer. Sale is not contingent upon Buyer(s) financing.

Agency

Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements

Information provided herein was obtained from sources deemed reliable, but neither the Agent nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". All maps are for location purposes only and not intended to represent a survey of the property. Past history is no guaranty of future performance. Any announcements made auction day by the Auctioneer will take precedence over any previous printed materials or oral statements. No audio or video recording is permitted without the Agent's approval. The Agent and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller

Ellen K. Graber Estate



Aerial Map



| Map Symbol | Name | NON IRR | | ACRES |
|------------|---|---------|-----|-------|
| | | LCC | IRR | |
| 5956 | Shellabarger sandy loam, 1 to 3 percent slopes | Ile | — | 74.4 |
| 5560 | Kanza-Winnescah sandy loams, frequently flooded | Vw | — | 5.8 |
| 5960 | Shellabarger-Nalim complex, 1 to 3 percent slopes | Ile | Ile | 0.2 |
| Total | | | | 80.4 |

Soil Map

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