

LAND AUCTION



Farmers
National
Company

Serving America's Landowners Since 1929

**Tuesday, November 5, 2013, at 10:00 AM
at the Old Lumber Yard, 100 W Main, Pretty Prairie, Kansas**

160± Acres
Reno County, Kansas

L-1300828

Land Information

Location

From Pretty Prairie go east on Pretty Prairie Road three miles to South Valley Pride Road then go north two and a quarter miles to the southeast corner of the property.

Legal

Tract 1: South 1/2 of the NE 1/4

Tract 2: North 1/2 of the SE 1/4, all in Section 3-Township 26 South - Range 6 West.

Land

Tract 1 - Highly tillable dryland farm • 80+/- acres

Tract 2 - 80+/- acres in a good CRP contract that expires in 2014 it could be renewed if available or the owner will have the option to take it out of CRP. Offers some hunting potential, surrounded by cropland.

FSA Information

Tract 1

Crop	Base (acres)	Yield (bushels)
Wheat	77.9	31

Auction Terms

Sale Method

The real estate will be offered as two tracts for bidding, and as a total unit. 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). Current mineral lease will be conveyed to Buyer(s), see agent for lease details.

Taxes

Real estate taxes will be prorated to closing.

Possession

Possession will be granted at closing on or before December 5, 2013, subject to current lease.

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:
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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 5, 2013. 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.

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.

Approval of Bids

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

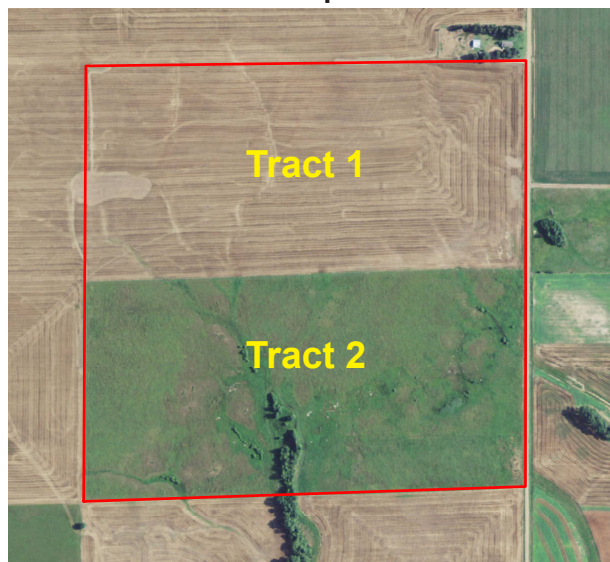
Announcements

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.

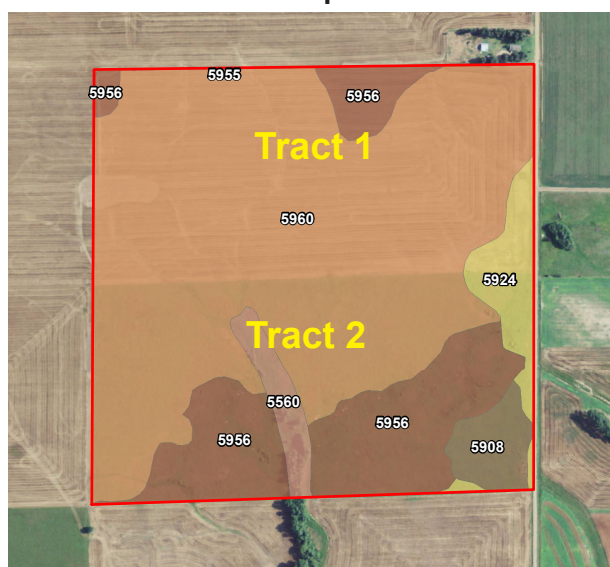
Seller

Duane C Graber Trust

Aerial Map



Soil Map



Map Symbol	Name	NON IRR LCC	IRR LCC	ACRES
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	Ile	Ile	107.1
5956	Shellabarger sandy loam, 1 to 3 percent slopes	Ile	---	32.6
5924	Ost-Clark loams, 1 to 3 percent slopes	Ilc	---	7.5
5908	Nalim loam, 0 to 1 percent slopes	Ilc	I	5.2
5560	Kanza-Ninnescah sandy loams, frequently flooded	Vw	---	4.3
5955	Shellabarger sandy loam, 0 to 1 percent slopes	Ile	---	0.2
Total				156.9

Property Location Map



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For additional information, contact:

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(316) 788-4240 or (785) 672-8672
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 Auctioneer: Monty Meusch



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