

LAND AUCTION



Serving America's Landowners Since 1929

Wednesday, November 14 at 10:00 AM
Sale location: Farm Bureau Building,
Sedgwick County Fairgrounds, Cheney, Kansas

Flying Diamond Ranch
4,200+/- Acres as 8 Tracts
Kingman County, Kansas

- Great location in the Heart of Cattle and Wheat Country
- Will be offered in 8 tracts and the entirety for bidding
- Beautiful river frontage with easy access
- Lots of native wildlife for viewing or hunting
- Complete set of ranch improvements and homes

South Fork Ninescah River



For additional information contact:
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Tract Information

Tract 1 - 160 +/- acres

SW1/4 Section 21-29-5. Nice laying quarter with 128 acres of cropland with balance in native hayland and waterway. Taxes \$996.92.

Tract 2 - 640 +/- acres

Section 17-29-5. Mostly all native pasture with 28 acres of crop land. Taxes \$906.46.

Tract 3 - 640 +/- acres

SE1/4 and N1/2 Section 18-29-5 and S1/2 S1/2 Section 7-29-5. All native pasture. Taxes \$879.96.

Tract 4 - 640 +/- acres

Section 8-29-5. Mostly all native pasture with 73+/- acres of cropland. Taxes \$953.52.

Tract 5 - 560 +/- acres

All of Section 5-29-5 less the W1/2 NW1/4. Combination of cropland (120+/- acres), 116.04 acres in CRP through 2015 (payment \$4,781.00), pasture, and South Fork Ninescah River frontage. **Great hunting and recreational tract—hunt and fish!** Taxes \$1,662.60.

Tract 6 - 160 +/- acres

E1/2 SE1/4 Section 32-28-5 and W1/2SW1/4 Section 33-28-5 Tract 6 offers 75+/- acres of cropland, 27.8+/- acres of CRP through 2016 (payment \$1,208), and 55+/- acres of pasture. A fractional part (13+/- acres) of Tract 6 is subject to a long-term lease to Farrar Corporation, Norwich, Kansas, for permitted sand and other excess manufacturing materials. All future rents go to the buyer.

Location

From Norwich, go north on 150th five miles, then west on 80th one mile, turn north at 140th on 75th and go approximately one mile to Tract 8, the ranch headquarters.

From Cheney, go south on 375th four miles, west on 71st (60th in Kingman County) six miles, and then south 1.5 miles on 130th to the center of the ranch.

FSA Information

Tract 1—Wheat base of 162.3 acres, yield 33 bushels
Tracts 2-8—Wheat base of 566.7 acres, yield 37 and 35 bushels
Milo base of 0.4 acres, yield 36 bushels
FSA county office will divide crop bases pursuant to FSA regulations as needed.

Wildlife

Ranch offers good whitetail deer and turkey hunting along with some quail, pheasant, and waterfowl. Potential for the development of an excellent waterfowl hunting spot.

Ranch Leases and CRP Contracts

- 1) The ranch in its entirety is leased to one party for hunting through February 28, 2013. The hunting lease payment is \$14,000 and will be prorated to the Buyer(s).
- 2) All cropland is cash leased through June 30, 2013, at \$55 per acre with the exception of 64 acres on Tract 5 and 28 acres on Tract 2 which is rented at \$30 per acre. All cropland rents will go the buyer(s).
- 3) All CRP contracts and payments will be assigned to the buyer(s) upon closing. The buyer(s) agrees to accept assignment of the CRP contracts and all responsibilities and terms thereof until the contracts legally expire.

RANCH OPEN HOUSE

Thursday, November 1, from 1:00 to 6:00 PM
Meet at Tract 8 - Ranch Headquarters

Tract 7 - 660 +/- acres

Sections 4 (less building site) and 9 north of the center line of the South Fork Ninescah River in 29-5. Offers pasture, river frontage, and 87.6 acres in CRP through 2021 (payment \$2,870.65). Taxes for Tracts 7 and 8 total \$8,985.86.

Tract 8 - 740 +/- acres

Sections 4 and 9 south of the center line of the South Fork Ninescah River and the SW1/4 Section 10 all in 29-5. Combination of crop land (193+/- acres), pasture, river and building improvements. Ranch improvements included; large round top shed, metal machine shed with concrete floor, dog kennel, hay shed, cattle working corrals, horse barns and three water wells.



Auction Terms

Minerals

Seller will convey a 50% interest in all owned mineral rights to the Buyer(s). Seller will retain a 50% interest in the minerals and all existing and future mineral leases including the right to receive 50% of all bonuses, rents, royalties and other benefits which may accrue under the terms of such leases for a period of 15 years from closing. In the event production is discovered during the reservation period the Seller's reserved interest shall continue as long as there is production on the tract(s). If no production is discovered during the reservation the Seller's reserved interest shall revert to the legal surface titleholder of record at the end of 15 years.

Real Estate Taxes

Real estate taxes will be prorated to closing.

Conditions

This sale is subject to all easements, covenants, leases and restrictions of record. 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, expressed or implied, made by the Auctioneer or Seller.

Possession

Possession will be granted at closing on or before December 14, 2012, subject to all leases, if any.

Earnest Money

A 10% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held by Farmers National trust account.

Sales Contract and Title

Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate sale contract and deposit with the Auctioneer the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of such title insurance and any escrow closing services will be shared equally by the Seller and Buyer. Sale is not contingent upon Buyer financing.

Closing

The projected closing date is on or before December 14, 2012. The balance of the purchase price will be payable at closing in cash, a guaranteed check or by wire transfer.

Sale Method

The real estate will be offered in 8 tracts for bidding as well as the total ranch unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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.

Agency

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

Approval of Bids

Final sale is subject to the approval of the Seller.

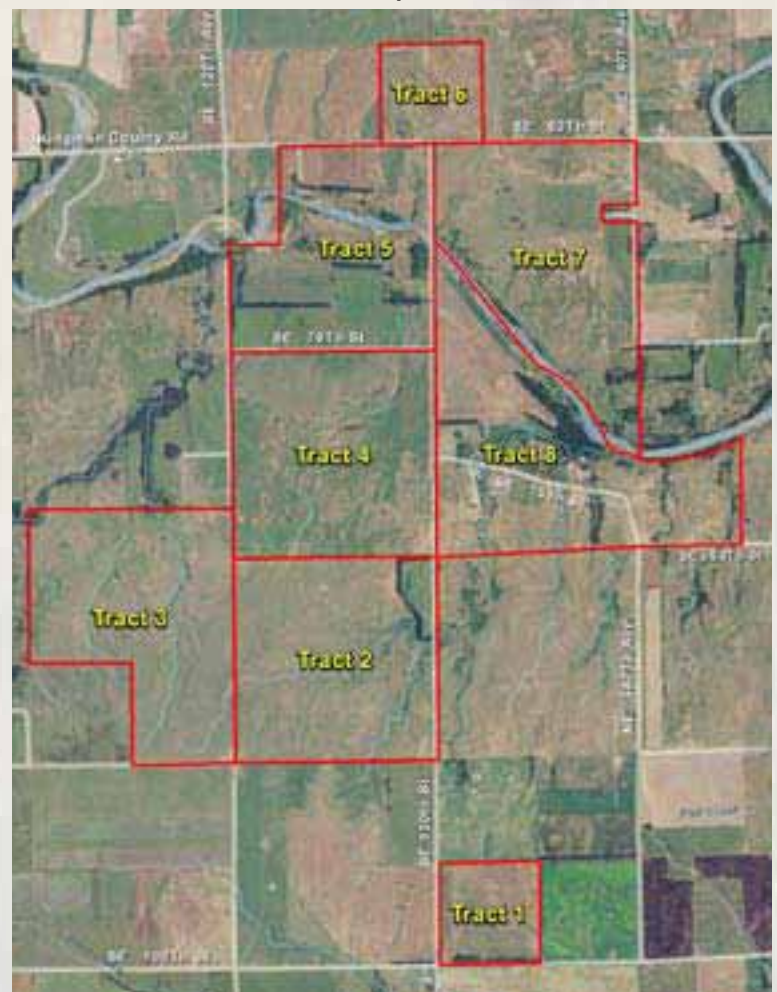
Comments

Information provided herein was obtained from sources deemed reliable, but neither the auction company 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". Any announcements made auction day by the auction company will take precedence over any previous printed materials or oral statements. The auction company 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

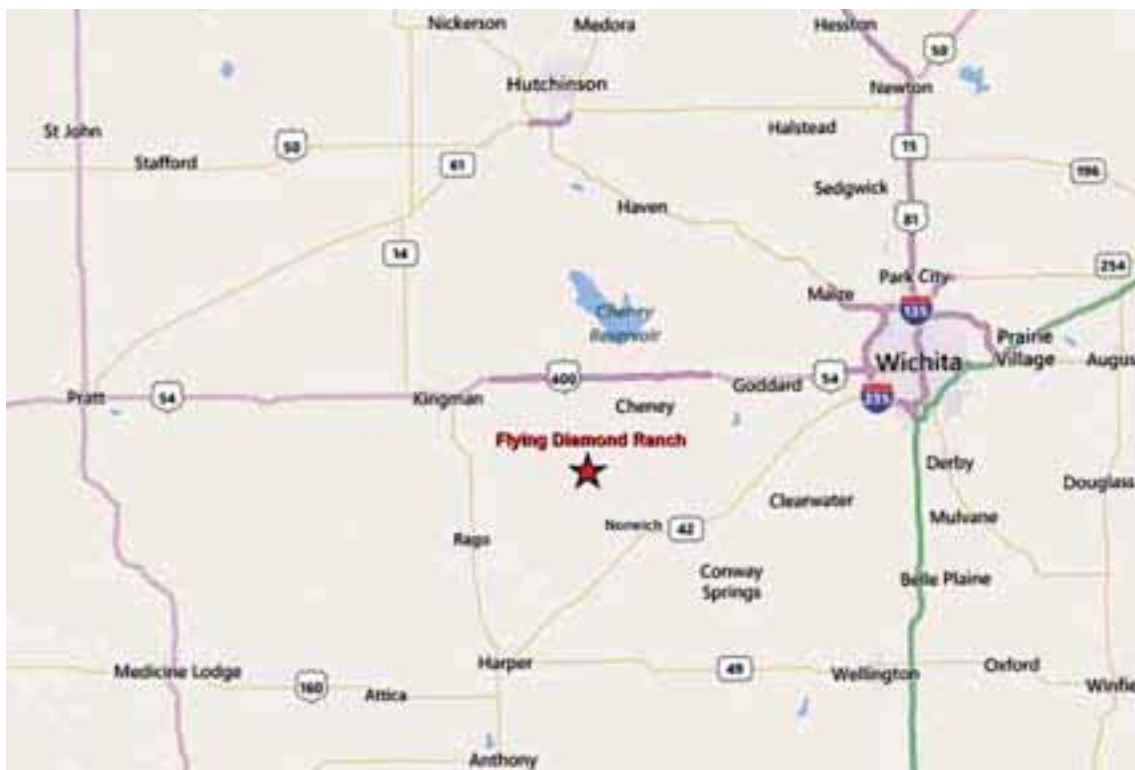
Ralstin Family LP, INTRUST Bank Trustee

Aerial Map of Tracts



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