

**10:00 AM  
Thursday,  
April 4, 2013**

# Real Estate Auction

**1036+/- ACRES  
Eastern Kingman County – Waterloo Area  
Selling in 7 Tracts**

— Auction held at St. Rose Hall, Mt. Vernon (2 mi E & 2 mi N of Tract 1) —

**Tract 1:** Tract 1: 10+- acres with nice home & barn in NW/4 21-27-5W. 13303 NE 30 ST, Cheney. Open House Tue, March 5, 5-6:30 P.M. & Sun, March 10, 12-1:30 P.M. & by appointment by calling Pam Veach, Farm & Home Realty Associate, (316) 641-2454.

**Tract 2:** NW/4 21-27-5W less Tract 1, 160+- acres (80 acres cropland, balance grass & roadway) Tracts 1, 2 & 3 appear to be part of a large one-half section

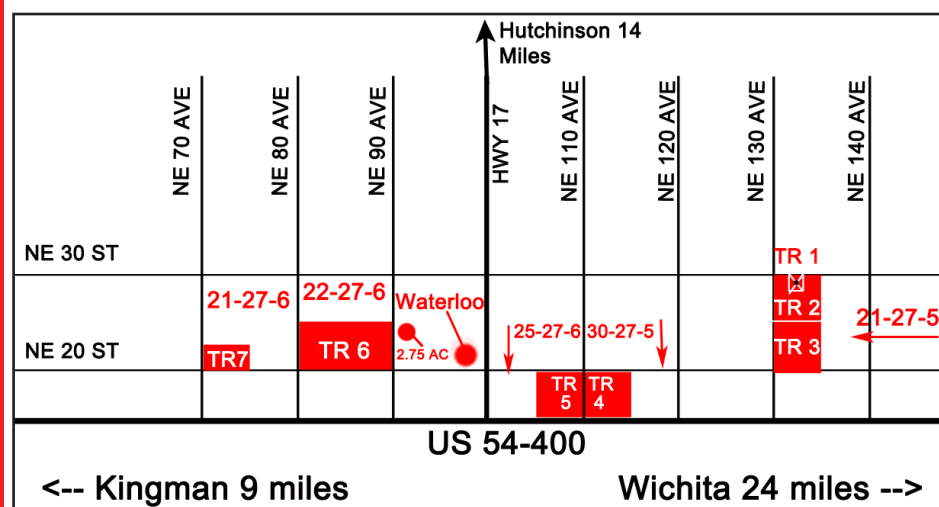
**Tract 3:** SW/4 21-27-5W, 166+- acres (150 acres cropland, balance grass & roadway)

**Tract 4:** NW/4 30-27-5W less Hwy 54, 149+- acres (51 acres cropland, balance grass & roadway)

**Tract 5:** NE/4 25-27-6W less Hwy 54, 149+- acres (146 acres cropland, balance small wooded area & roadway)

**Tract 6:** S/2 22-27-6W + 2.75 acres in southeast corner deeded from adjacent property east, 322 acres (206 acres cropland, 17.5 acres grassland in Conservation Reserve Program grassland, balance old farmstead area w/barn, wooded Smoots Creek & roadway)

**Tract 7:** S/2 SW/4 21-27-6W, 80+- acres (45 acres cropland, balance grass, wooded creek & roadway). See Bidder Packet for documents regarding environmental issues.



**METHOD OF AUCTION:** Properties will be sold as separate tracts in the order listed and will not be combined.

**TERMS:** 10% downpayment day of auction. Balance due in certified funds on closing. Closing date on or before May 3, 2013. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Kingman.

**POSSESSION:** Buyer/s of Tract 1, 2 & 3 will receive possession on closing & 100% of growing wheat crop. Buyers of Tracts 4, 5, 6 & 7 will receive possession of cropland after 2013 wheat harvest, balance of land on closing. Tenant on Tract 6 will have the right to store farm equipment on Tract 6 until August 15, 2013. Buyer will receive Seller's 1/3 share of growing wheat crop on Tracts 4, 5, 6 & 7 and will pay/reimburse Seller's 1/3 share of any fertilizer/chemical expense.

**MINERAL RIGHTS:** Seller's mineral interest will be conveyed to Buyer. There are oil/gas leases on each Tract. Copy of leases are in Bidder Info Packets. Buyer will be responsible for notifying Lessee of change of ownership.

**CROP INSURANCE:** The subject properties growing wheat crop is presently covered under Multi-Peril Crop Insurance policy written by Rogers Crop Insurance Inc., Kingman, Kansas (620-532-5862). Should Buyer elect to receive this coverage they will be responsible for paying their prorated share of premium at closing. Additional information is in Bidder Packets.

**BIDDER INFO PACKET:** Bidder Packet Information is available for each Tract by calling FARM & HOME REALTY. Documents in Bidder Packets include mineral leases, title insurance commitment, easement & right-of-way documents, Kingman County Tax & Property info, aerial photos, soil maps, flood zone maps, FSA 156, CRP contract (Tract 6), purchase contracts that will be signed immediately after auction, survey of the additional 2.75 acres added to Tract 6, environmental info (Tract 7), termite inspection on home & Kingman County well/septic inspections (Tract 1), crop insurance info.

**PROSPECTIVE BIDDERS:** These properties will sell "as is" and "where is" subject to any easements, right-of-ways or roadways of records; without any warranties or inspections provided by Seller or Seller's Agents. All prospective bidders are urged to use "due diligence" and inspect the properties to their satisfaction.

**FARM & HOME REALTY** is acting solely as Agent of Seller.

**AUCTIONEER'S NOTE:** We have something for everyone: a comfortable rural home on 10 acres plus six tracts of land. Call us for a Bidder Packet on the Tract/s you're interested in. We look forward to working with you!

**LUNCH WILL BE SERVED IMMEDIATELY AFTER AUCTION BY:**



**SELLER: Jerome Gerber Trust**

**Trustees: Bishop Eugene Gerber & Larry Gerber**

*Statements made day of auction supercede all prior advertising and statements. Not responsible for accidents.*

**Auction Conducted By**

**Farm and Home Realty**

229 N. Main • Cheney, Kan. | (316) 540-3124

**Roger Zerener, Broker**  
roger@farmandhomeks.com

**John Hillman, Auctioneer & Associate Broker**  
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**For additional photos and real estate, visit [www.farmandhomeks.com](http://www.farmandhomeks.com). To receive future sale bills, email: [lisa@farmandhomeks.com](mailto:lisa@farmandhomeks.com)**