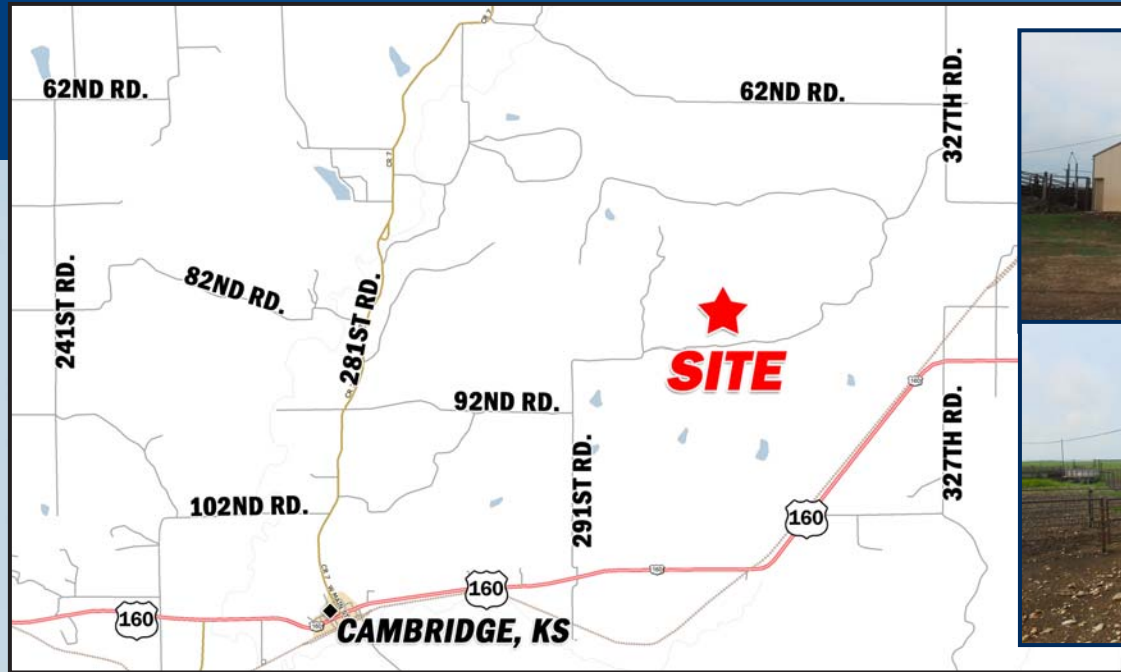


WEIGAND AUCTION

7,015 ± Acres Flint Hills Ranch

Located Near Cambridge in Cowley County, KS



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- All Contiguous
- Native Tallgrass Prairie
- Good Fence
- Well Maintained
- Multiple Pastures
- Abundant Ponds



Subject to Seller Confirmation



Auction Date: Friday, September 20, 2013 @ 11:00 A.M.
Auction Held at the Wichita Country Club, 8501 E. 13th St. N., Wichita, KS

See property video at: <http://youtu.be/ENKLo3vHqAU>



J.P. WEIGAND & SONS, INC. COMMERCIAL DIVISION
150 N. MARKET, WICHITA, KS 67202 • 316-262-6400

TERRY RUPP, ALC • JOHN RUPP, ALC
PHONE: 316-262-6400 • www.WeigandAuctions.com



AUCTION TERMS: 10% deposit day of sale in the form of a Bank Letter of Credit, Certified Check or Personal Check with proper identification. Balance of purchase price due within 30 days of auction. Broker participation, if and when the purchase price is paid and the deed recorded, a \$10,000.00 flat fee will be paid by JPWS to the broker properly registering and representing the successful bidder.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements at the Auction take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale.

7,015 ± ACRES FLINT HILLS RANCH – LOCATED NEAR CAMBRIDGE, COWLEY CO., KS

Legal Description: Long legal. The land is located in Sections 1, 11, 12, 13 & 14, Township 31 South, Range 7 East and Sections 6, 7, 8, 18 & 19, Township 31 South, Range 8 East, Cowley County, Kansas

Total Acres: 7,015 ± acres – All Pasture

2012 Taxes: \$8,425.76

Mineral Rights: Seller's interest to transfer to the buyer, believed to be intact.

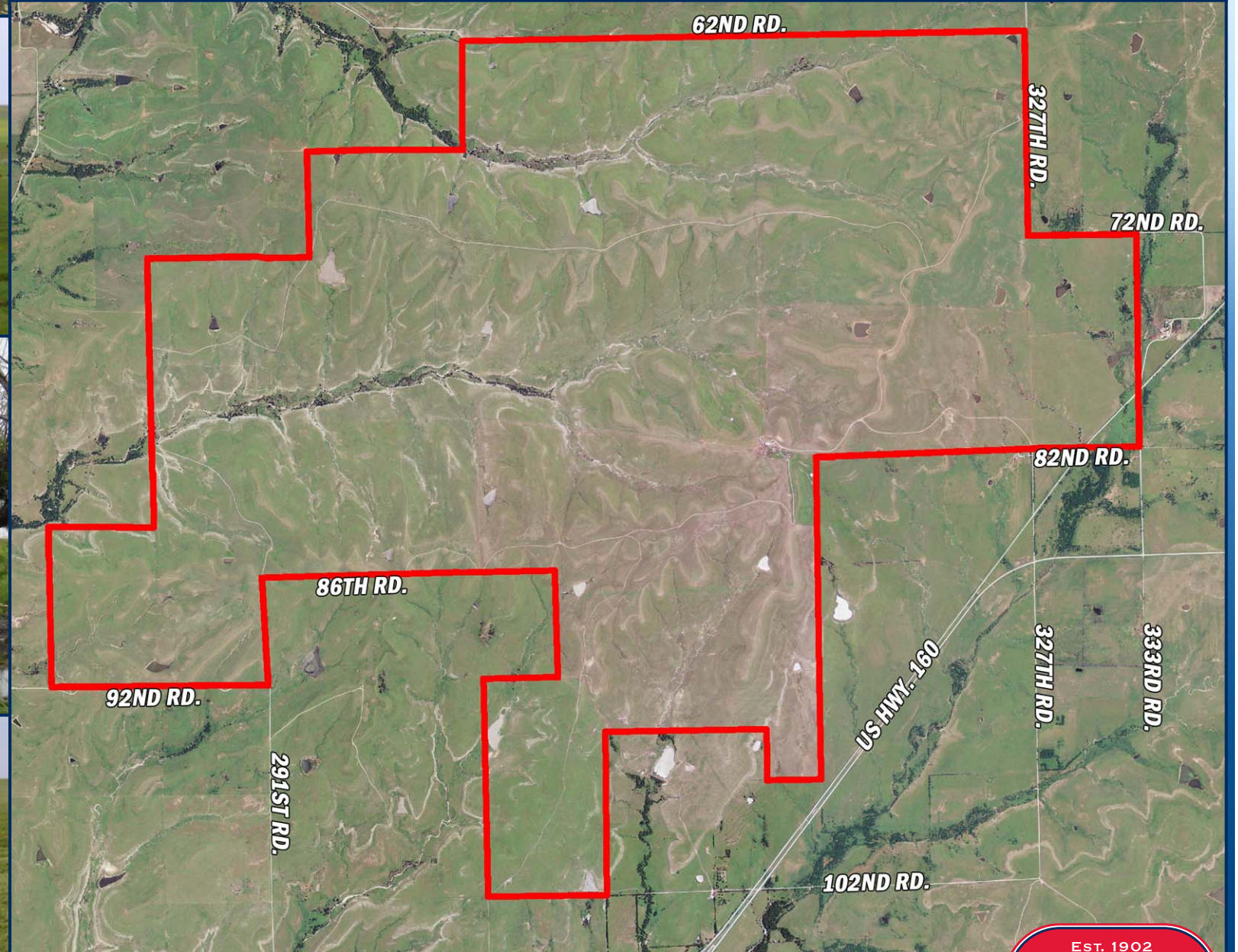
Ranch Highlights:

- All contiguous
- Quality Flint Hills grass
- Well maintained fence
- Abundant ponds
- Working cattle pens
- Good ranch access
- Cross fenced
- Investment opportunity

Comments: This is a great opportunity to purchase large contiguous acres in one of the finest native grass prairies in North America. The Flint Hills of Kansas are known for their excellent grassland and beautiful scenic views. Rarely is a ranch of this size and quality available for purchase in the Flint Hills. The ranch has been well maintained and managed throughout the years and is cross-fenced into multiple pastures with good fence and abundant water. Don't miss this extraordinary offering!

Possession: There is currently a tenant on the ranch. Please call John Rupp, ALC for details.

Seller: Hiatt Ranch, LP – The Cooper Family



Subject to Seller Confirmation

AUCTION DATE: FRIDAY, SEPTEMBER 20TH @ 11:00 A.M.

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