

# REAL ESTATE AUCTION

**THURSDAY, OCTOBER 17, 2013**

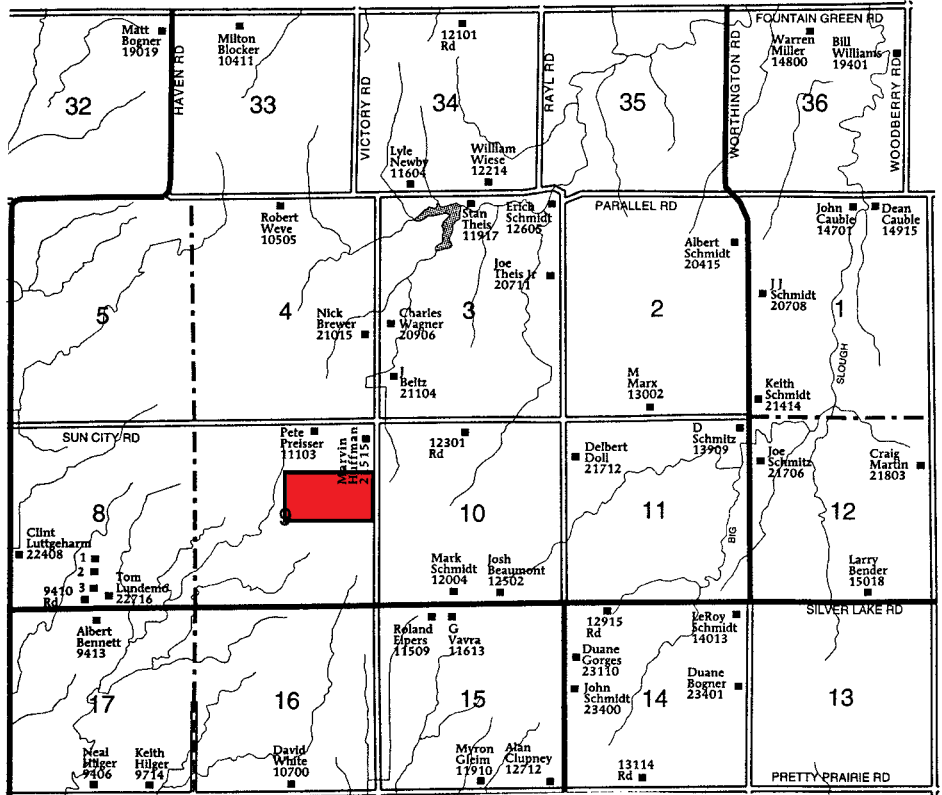
**10:00 A.M.**

**LOCATION:** From Haven, Ks go 5 miles South on Haven blacktop, then 1 mile West and 2 miles South, then 2 miles East and 1/2 mile North. From Schmidt & Sons Dealership go 1 mile West to Victory Road and 1/2 mile North on the West side.

## 80 Acres of Cropland & C. R. P. Grass

**Legal Description:** The South half of the Northeast Quarter of section 9-26-4 in Reno County, Ks

- \* F.S.A. Reports a total of 76.80 acres of cropland
- \* F.S.A. Reports a 48.7 acre wheat base with a 32 bushel yield on the 48.7 acres being farmed.
- \* 28.1 acres is in CRP Grass with an expiration date of 2014. It is contracted at \$35<sup>44</sup> per acre.
- \* Seller retains the 2013 CRP payment. 2014 CRP payment goes to the buyer. Buyer shall comply with CRP contract.
- \* F.S.A. Estimates government payment to be approximately \$689.00 based on last years payment.
- \* It was all in wheat this year and will be planted back to wheat this fall. Buyer shall receive 1/3 of the growing wheat and receive possession of the wheat ground after the 2014 wheat harvest.
- \* Mineral rights to transfer to the buyer. Seller does not retain any of their mineral rights.
- \* Taxes \$331<sup>15</sup> to be prorated at closing.
- \* Terms: \$20,000<sup>00</sup> down on sale day and the balance due in 30 days.  
Not contingent upon obtaining financing. Down payment is not refundable.
- \* Seller will provide title insurance for the buyer,
- \* Good access, 1/2 mile from good blacktop road.
- \* No buyers premium will be charged.
- \* Property sold as is, without any written or implied guarantees.
- \* Any announcements made on sale day take precedence over the auction ad.



**Seller: L.J. Ranches Holdings Co. LLC**

**SALE CONDUCTED BY: NISLY AUCTION LLC**

Sales Associate of J.P. Weigand & Sons Inc.

Auctioneer - Paul Nisly

Hutchinson, KS 620-662-7570

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