

10:00 AM
Tuesday,
June 18, 2013

Real Estate Auction

SE RENO COUNTY – HAVEN AREA

266+/- ACRES – Land (Irrigated & Dryland) + Home & Improvements
Selling in Four Tracts

Tract 1: West 40 ac of N/2 NE/4 13-25-5W, dryland cropland

Tract 2: 106.6 acres per survey in NE/4 33-24-4W, irrigated cropland and dryland.

Tract 3: 79.3 acres per survey in NW/4 33-24-4W, irrigated cropland. Selling with a Zimmatic 7 tower system

Tract 4: 40.5 acres in nw corner NW/4 33-24-4W – commonly known as 11110 S. Haven Rd., Haven, KS). THIS IS A HIGHLY IMPROVED TRACT WITH A CUSTOM BUILT 1990 BRICK HOME – 2,072 SQFT, 3 BDRMS, 2.5 BATHS MAIN LEVEL PLUS FINISHED BASEMENT, VAULTED CEILINGS, FIREPLACE, CUSTOM FINISH & CABINETRY. Site improvements include pipe feeding, handling & load-out pens with scale; feed mill & bins, concrete pit silo, Apprx 270' X 60' – 22'-18' height lean-to hay or equipment storage building, and several other outbuildings. Info on feedlot KDHE records is in Bidder Info Packet. You must truly see to appreciate this home & improvements.

— Auction held on Tract 4 —

METHOD OF AUCTION: Tracts will be sold individually and not combined.

TERMS: 10% downpayment day of Auction. Balance due in certified funds on closing. Closing date on or before July 18, 2013. Taxes will be prorated as of the day of closing by Closing Agent. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Hutchinson, KS.

OPEN HOUSES: The home and improvements will be open for your inspection Tue. May 28th, 5-6:30 P.M. and Sun June 2nd, 12-1:30 P.M. Also 2 hours prior to auction. FARM & HOME REALTY Agents will also make the property available at reasonable times for any Buyer inspections. All inspections will be completed at Buyer's expense.

PROSPECTIVE BIDDERS: All Properties are selling "as is" subject to easements, zoning, restrictions & roadways of record; without any warranties or inspections provided by Seller or Seller's Agents. All prospective bidders are urged to use "due diligence" and to inspect the properties to their satisfaction. Seller will provide termite inspection. Bidder Informational Packets are available from **FARM & HOME REALTY**.

MINERAL RIGHTS: Sellers mineral rights will be conveyed to Buyer.

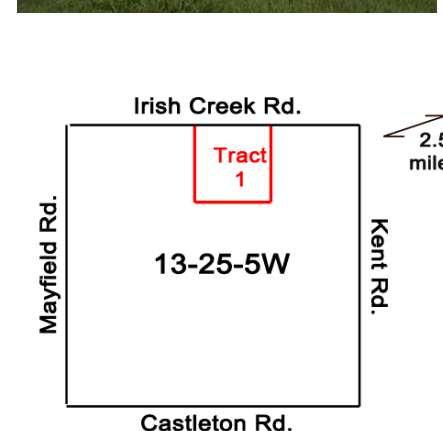
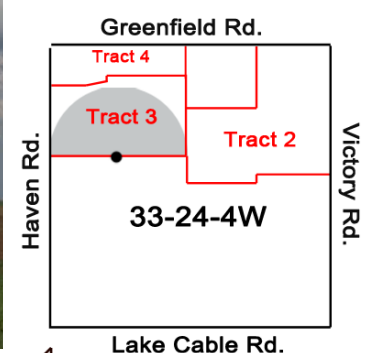
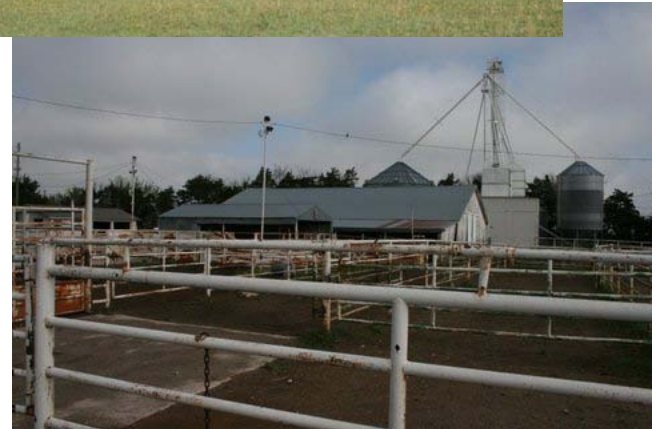
POSSESSION: Buyer of Tracts 1, 2 & 3 will receive possession after 2013 wheat harvest. Buyer of Tract 4 will receive possession on closing. Buyer will be responsible for notifying Farm Service Agency of change of ownership.

IRRIGATION: Irrigation information is available in Bidder Info Packets. Seller has made application to transfer irrigation allotment on Tract 4 to Tract 3. For additional irrigation info potential Buyers may contact the Kansas Division of Water Resources, Stafford, KS 620-234-5311 or go to www.gmd2.org reference Permits 29630 (Tract 3) & 46598 (Tract 2). Buyer to be responsible for notifying KDWR of change of ownership.

BIDDER INFORMATION PACKETS: These include FSA 156 record sheet & aerial photo, Soil Survey Map, Flood Zone Map, Topography Map, Irrigation Info, Title Insurance Commitment, Purchase Contract, Reno County Property Data, Groundwater Addendum, KDHE feedlot info, purchase contract.

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

AUCTIONEER'S NOTE: We have something for everyone: quality irrigated land, quality dryland cropland and a highly improved 40+- acre tract. Just minutes from Haven, Hutchinson or Wichita. Buy one, two, three or all four tracts. We will sell the Tracts in the order listed and they will not be combined. Call us for a Bidder Information Packet or to view this special property.



SELLER: Randall Patterson

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

Auction Conducted By

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For photos of this property, visit www.farmandhomeks.com. To receive future sale bills, email: roger@farmandhomeks.com