

REAL ESTATE AUCTION

THURSDAY, AUGUST 8, 2013

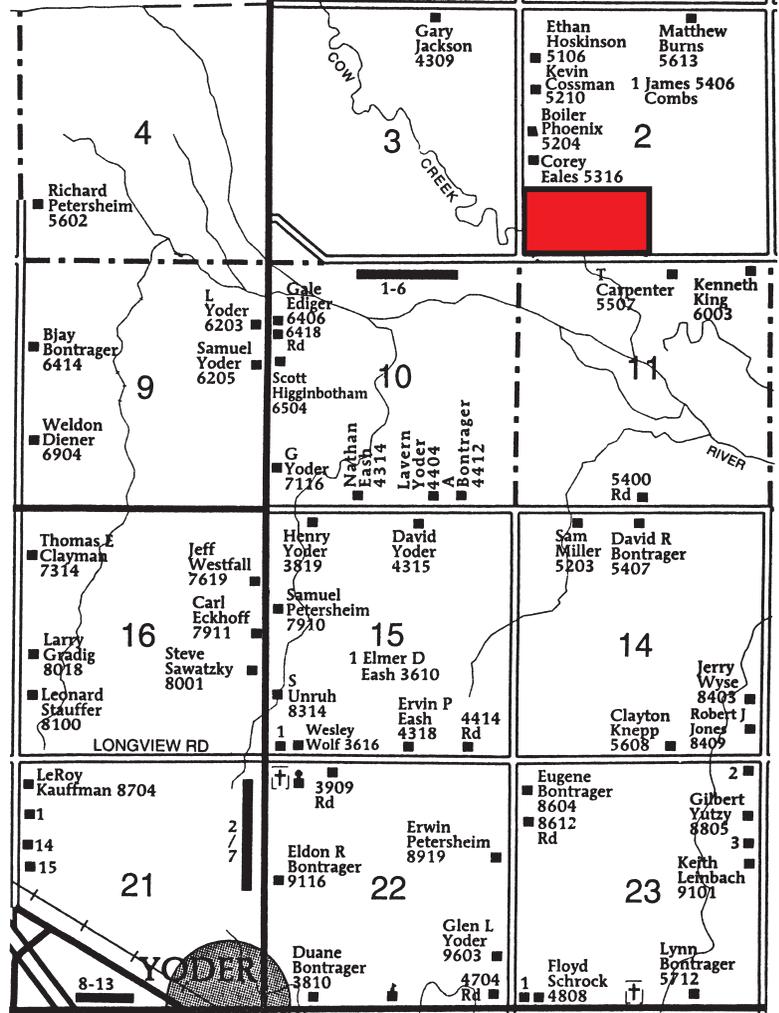
10:00 A.M.

LOCATION: From Yoder, Ks go North on Yoder Road 3 Miles to Eales Road North of the River Bridge & 1 Mile East. From 50 Highway and Yoder Road go South 3 Miles and 1 Mile East on Eales Road.

80 Acres with 2 Center Pivots Irrigation

Legal Description: The South Half of the South West Quarter of Section 2-24-5 in Reno County, Ks. Selling 80 Acres More or Less.

- * F.S.A. Reports 70.99 Acres of Cropland, the Rest is in Cow Creek and Trees.
- * F.S.A. Reports 67 Acre Corn Base with a 108 Bushel Yield and a 2.6 Acre Milo Base with a 69 Bushel Yield.
- * Government Payment Based on Last Year History was \$1,775⁰⁰.
- * Currently the Pivots are Planted to Corn and the Corner Planted to Milo. Buyer Shall Receive 20% of the Growing Corn and Milo Crops.
- * Has 2 All Electric Center Pivots with 511 GPM Capacity. Has Full Water Permit Which Will Transfer to the Buyer. Permit is for 93 Acre Feet of Water.
- * Mineral Rights Intact, Transfer to the Buyer.
- * Taxes: \$925²⁵ Will be Prorated at Closing.
- * Seller Will Furnish Title Insurance for the Buyer.
- * Good Access, Only 1 Mile from Blacktop Road, Close to Both Yoder & Hutchinson Grain Terminals.
- * Terms: \$25,000⁰⁰ Down on Sale Day and the Balance Due Upon Closing in 30 Days. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.
- * No Buyers Premium Will be Charged.
- * Property Sold As Is, Without Any Written or Implied Guarantees.
- * With Cow Creek Running Through this Property it has Recreation Potential, with Lots of Deer & Turkey Habitat. Do Not Overlook This Opportunity.
- * Any Announcements Made on Sale Day Take Precedence Over the Auction Ad.



Seller: Richard Seck

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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