

Farmland & Pastureland

Barber County

Auction

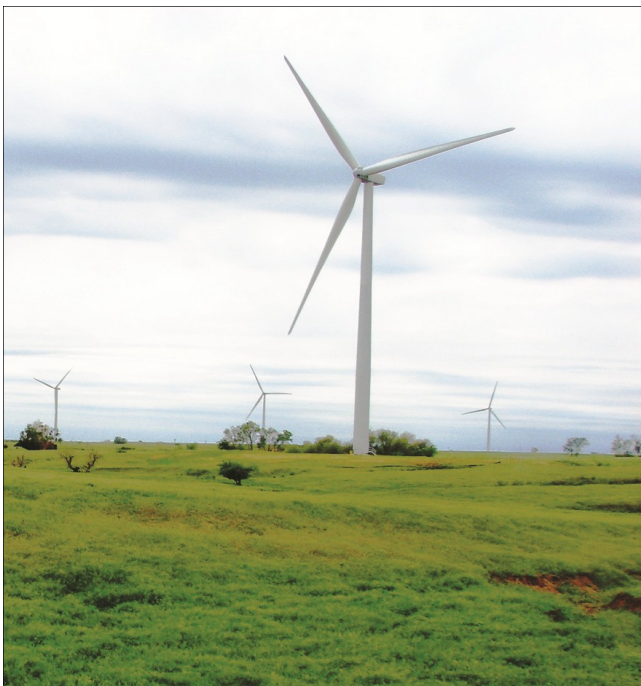
Wednesday, July 10, 2013 at 10 a.m.

LOCATED: 5 miles South of Nashville, KS on SW 170 Ave. & 1/2 mile East on Ridge Road or 8 miles North of Sharon, KS on the Tri-City Road.

Real Estate Sells at 10 a.m. on site.

Tract 1: 160 Acres M/L located in the N.W. 1/4 of 9-31-10 of Barber County, KS. This tract consists of 95 acres quality tillable farmland currently planted to wheat and the balance native pasture and creek with trees. This property contains an active wind tower currently operating on the property.

Real Estate Terms: 10% down day of sale. Balance due at closing. Subject to present tenants rights. Possession of the cropland after the 2014 harvest. Seller will retain all of the 2013 crop income. Buyer will receive a 1/3 share of the 2014 crop at harvest time. Buyer will be responsible for Buyer's share of the expenses associated with the 2014 crop. Possession of the pastureland after the 2013 grazing season. Seller shall retain all 2013 pasture rent. Escrow closing costs and title insurance shall be shared 50% Buyer and 50% Seller with Land Title Inc. of Kingman, KS. Closing shall be on or before Aug. 12, 2013. All seller's mineral rights are believed to be intact and will pass to the new buyer subject to the existing lease of record. Buyer shall receive all wind rights with the property. Buyer shall receive 3rd and 4th quarter wind income for 2013. Buyer is responsible for notifying B.P. Wind Energy in regards to change of ownership. Taxes for 2013 will be paid by the seller. Contact Floyd Auction and Real Estate, LLC for more information on Farm Service Agency Information and 156 Ezs, wind information and a copy of the existing oil lease. Do to confidentiality clauses, limited information will be made available including the base income payment to potential buyers. Any and all other questions will have to be directed to B.P. Wind Energy. Please contact Floyd Auction and Real Estate, LLC for contact information. All purchases are non-contingent on financing. Properties sell as is with no guarantees or warranties either express or implied. Potential buyer is responsible for doing his own due diligence in regards to the properties and their conditions. Sells subject to any and all easements and ROW's of record. Floyd Auction and Real Estate are acting as Agents of the Sellers. Announcements made sale day take precedence over written materials.



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Note: Excellent blacktop location in Northern Barber County. Buyer to receive all of Seller's Minerals as well a wind rights and wind production for the property subject to the existing leases. This is a great opportunity to purchase a incoming producing 160 Acres with great potential.

Robert J. Decker, Sellers

Floyd Auction & Real Estate, LLC



Mike Floyd, Real Estate Broker, 620-532-1887 or 532-4144
Rod Bergkamp, Auctioneer & Real Estate Sales, 620-960-0351
Susan Floyd, Real Estate Sales, 620-532-1887 or 532-4145

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