

10:00 A.M.  
Tuesday  
October 15, 2013

# Land Auction

## SOUTHCENTRAL RENO COUNTY

157 +/- ACRES – from Hwy 50 South Hutchinson – 10 miles S on Hwy 14  
Auction Held on Site

**LEGAL DESCRIPTION:** NW/4 24-25-6W  
less 1000 ft x 150 ft tract in southwest corner

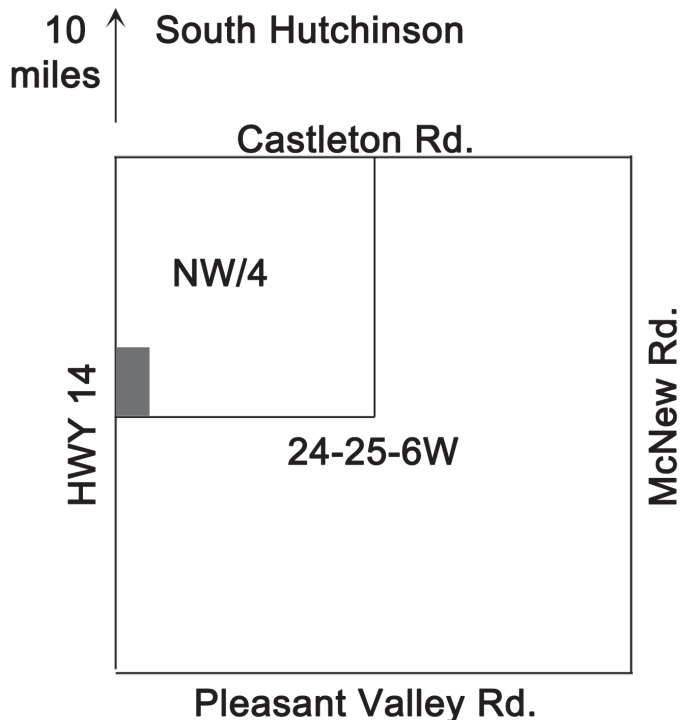
**PROPERTY DESCRIPTION:** Farm Service Agency cites 154.08 acres of Farmland of which 154.08 is Cropland. Presently there is approximately 18 acres of fenced grassland with windmill & 28 acres of native grass. A copy of FSA 156 Record sheet is in Bidder Packet. Buyer to be responsible for notifying FSA Office of change of ownership.

**TERMS:** 10% downpayment day of Auction. Balance in certified funds on closing. Closing date on or before November 19, 2013. Taxes will be prorated as of closing date by Closing Agent. 2012 taxes 246.21. Cost of title insurance and closing fee to Security First Title, Hutchinson to be divided equally between Seller and Buyer.

**POSSESSION:** Buyer to receive possession of non-cropland on Closing. Buyer to receive possession of cropland in wheat after 2014 wheat harvest. Buyer will receive 1/3 of growing wheat crop and pay/reimburse 1/3 share of any fertilizer/chemical cost. Buyer to receive 1/3 share of any government payment associated with 2014 wheat crop.

**MINERAL RIGHTS:** Sellers mineral interest will be conveyed to Buyer.

**PROSPECTIVE BIDDERS:** This property is selling subject to any easements, zoning, restrictions and 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 inspect the property to their satisfaction prior to auction. Prospective Bidders are urged to contact FARM & HOME REALTY for Bidder Informational Packets which include title insurance commitment and cited documents, soil survey map, flood zone map, aerial map, topography map, Reno County property info, FSA 156 Record, and purchase contract.

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

**AUCTIONEER'S NOTE:** This is the opportunity to purchase a nice quarter section of Reno County well located on Highway 14 just south of Hutchinson. Take a look at this investment! Call us for a Bidder Info Packet. We look forward to working with you.

**SELLER: Marion D. Schrag**

Auction Conducted By

**Farm and Home Realty**

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Roger Zerener, Broker – roger@farmandhomeks.com

John Hillman, Associate Broker & Auctioneer – john@farmandhomeks.com

*Auction day announcements supersede any prior written or oral statements.*

*For additional photos on this property and information on other upcoming auctions go to [www.farmandhomeks.com](http://www.farmandhomeks.com)*