

10 A.M.
Saturday,
April 6, 2013

Land Auction

EAST-CENTRAL KINGMAN COUNTY

225+/- ACRES

Selling in 2 Tracts – Mineral Income on Both Tracts

— Auction held on Tract 1 —

Tract 1: NW/4 25-27-5W subject to Hwy 54-400 right-of way. (147+- acres) Per Farm Service Agency – 146.8 acres Farmland of which 111.3 acres is Cropland. Balance well fenced pasture with dug-out pond, well established grass waterway & roadways. 2012 taxes \$694.05

Tract 2: E/2 SW/4 26-27-5W subject to Hwy 54-400 right-of-way (78+- acres) Per Farm Service Agency – 78.2 acres Farmland of which 71.5 acres is Cropland. Balance grass, well-established waterway & roadway. 2012 taxes \$372.92

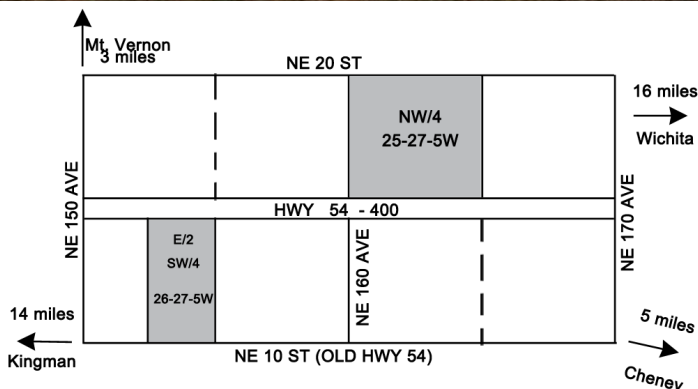
METHOD OF AUCTION: Properties will be sold as two separate tracts and will not be combined.

TERMS: 10% downpayment day of auction. Balance due in certified funds on closing. Closing date on or before May 6, 2013. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Kingman, Kansas.

POSSESSION: Seller will retain their share of 2013 wheat crop. Buyer will receive possession of cropland after 2013 wheat harvest. Possession of balance of land on Closing.

MINERAL RIGHTS: Seller's mineral interest will be transferred to Buyer. See Bidder Packet for additional information on mineral rights & income to Owner.

BIDDER INFO PACKET: Includes copy of title insurance commitment, aerial photo, flood zone map, soil map,



topography map, groundwater addendum, highway right-of-way, mineral documents and purchase contracts. Packets are available by contacting **FARM & HOME REALTY**.

PROSPECTIVE BIDDERS: These properties will sell “as is” and “where is” subject to any easements, right-of-ways, or roadways of records; without any warranties or inspections provided by Seller or Seller’s Agents. All prospective bidders are urged to use “due diligence” and inspect the properties to their satisfaction prior to auction day.

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

AUCTIONEER’S NOTE: Both Tracts have Highway 54-400 frontage and are just west of the Sedgwick County Line in Kingman County - not far from Wichita or Kingman. There is a producing well on Tract 1. Both Tracts have mineral income. These Tracts will sell individually and will not be combined. Call us for a Bidder Packet on either or both tracts. These packets contain pertinent information. We look forward to working with you!

SELLER: Paul & Carolyn Stuhlsatz Trust

Auction Conducted By



Farm and Home Realty

229 N. Main • Cheney, Kan. | (316) 540-3124



Roger Zerener, Broker
roger@farmandhomeks.com

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

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