

Pastureland

Kingman County

Auction

Wednesday, July 17, 2013 at 10 a.m.

LOCATED: 1 mile North of the Subway in Kingman, KS on Marquette St., to East Kansas Ave. and .7 miles East to Property Entrance

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

Tract 1: 90 - Acres M/L located in the N.E. ¼ of 33-27-7 of Kingman, KS. Call for legal description as this is an extremely long legal. This tract consists of 90 acres native pasture, pond, and trees.

Real Estate Terms: 10% down day of sale. Balance due at closing. Subject to present tenants rights. Possession of the pastureland after the 2013 grazing season. Seller will retain all of the 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. 19, 2013. Taxes for 2013 will be paid by the seller. All seller's mineral rights are believed to be intact and will pass to the new buyer subject to any existing leases of record. Contact Floyd Auction and Real Estate, LLC for more information on Farm Service Agency Information and 156 Ezs, a copy of the existing oil lease. 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.



NOTE: Excellent blacktop Highway 54 location just to the East of the East City Limits of Kingman. This is a great opportunity to purchase grassland with all mineral rights transferring with great location.

Virgil & Alana Ewy, 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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Kingman, KS