

10:00 A.M.  
Monday  
November 25, 2013

# Land Auction

## SOUTHWEST RENO COUNTY CRP LAND expiring 2014 149+/- ACRES

From Arlington 2 miles northeast on Hwy 61 to S. Salem Rd – north 1.5 mile to signs.  
From Partridge 8 miles west on Trail West to Sterling Rd. - south 1.5 miles

**LEGAL DESCRIPTION:** SW/4 19-24-7W less 6+- acre improved tract. Complete legal description in title insurance commitment in Bidder Informational Packet.

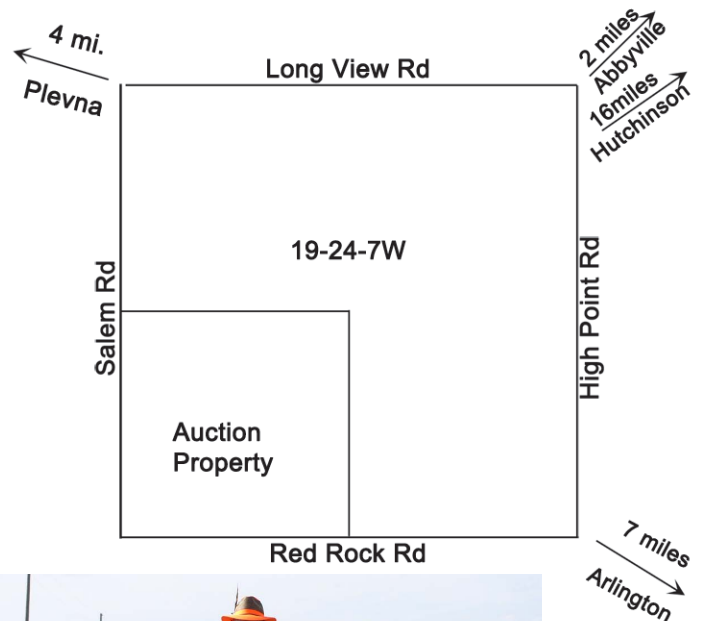
**PROPERTY DESCRIPTION:** This property is very scenic with 142.6 acres in tall established Conservation Reserve Program grass. The balance is in a pond & shelterbelt. A copy of FSA 156 Record sheet, CRP contract info & aerial photo is in Bidder Packet. Buyer agrees to assume CRP contract & terms which expires in 2014. 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 December 23, 2013. Taxes will be prorated as of closing date by Closing Agent. 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 on Closing.

**MINERAL RIGHTS:** Sellers mineral interest will be conveyed to Buyer. There is an existing oil/gas lease on the property.

**PROSPECTIVE BIDDERS:** This property is selling "as is" and "where is" subject to 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 includes title insurance commitment and cited documents, soil survey map, flood zone map, aerial map, topography map, CRP



Contract, 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 tract of land with excellent upland game hunting. A pond and irrigated properties surrounding the property providing for outstanding wildlife habitat. Call for a private 4-wheeler tour. One year remaining on CRP contract – potential for established pasture, cropland or continued recreational. Call for a Bidder Info Packet

**SELLER: Marilyn J. Watkins Trust**

Auction Conducted By

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*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)*