

00t 05 EINNEK CONNIK' KYNSYS TUESDAY, FEBRUARY 26 • 10AM
Auction Held at the Clarion Inn - Garden City, KS **ECHRADER**

Holcomb

HYSKELLCO

Terms & Conditions

day, or as soon thereafter as applicable closing documents are CLOSING: The closing shall take place 30 days after the auction EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy DEED: Seller will provide Warranty Deed(s). the acceptance or rejection by the Sellers.

> HYSKETT CO FINNEY CO

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Seller to pay 2012 real estate taxes. 2013

Company, and their representatives are exclusive agents of the known prior to the auction.

**AGENCY: Schrader Real Estate & Auction Company, Inc., The Lund to scheduled auction time to inspect any changes, corrections or additions to the property information. photos. Any corrections, additions, or deletions will be made been estimated based on current legal description and/or aerial ACREAGE AND TRACTS: All acreages are approximate and have providing title insurance. Closing prices shall be adjusted to reflect survey performed shall be at the Seller's option and sufficient for survey shall be determined solely by the Seller. Seller & Buyer created by the tract divisions in this auction. Any need for a new is no existing legal description or where new boundaries are taxes will be pro-rated to the date of closing.

Survey for any tract where there

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior

PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STREEMENTS MADE.

the auction and increments of bidding are at the direction and use at the Auctioneer. The Seller and Selling Agents reserve

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE

the right to preclude any person from bidding if there is any

relying on it. No liability for its accuracy, errors, or omissions

and due diligence concerning the property. The information uis or her own independent inspections, investigations, inquiries,

no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction

contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information

BOHNAVI

Lee Richardson 4270 A Golden Locket GC

@ Garden

contained in this brochure is subject to verification by all parties

approximate. Each potential bidder is responsible for conducting

resulting in the highest total sale price, subject to the Seller's property may compete. The property will be sold in the manner by the Auctioneer. Bids on tracts, tract combinations, and the total on all tracts and combinations during the auction as determined combination of tracts, or as total unit. There will be open bidding PROCEDURE: The farms will be offered in individual tracts, in any

> FINNEY CO ■ Oil Field

> > ve Ranch

IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE check will be accepted for the down payment (contact Auction closing. If the bidder pre-registers with the Auction Company payment on the day of auction with the balance in cash at DOWN PAYMENT: 10% of the accepted bid price as down

to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to

APPROVAL OF BID PRICES: All successful bidders will be required

Company for a pre-registration form or visit www.schraderauction.

Meet an Auction Representative at Tract 15 for Additional Information. M400:2 - M400:5 Monday, February 25 Mq00:9 - Mq00:4 Monday, February 11 3:00pM - 5:00pM Tuesday, January 29 INSPECTION DATES:

The Auction Site is on the right.

PROPERTY LOCATION

AUCTION SITE

of US Hwy 83 & East Kansas Ave. (Hwy 156) drive SW on East Kansas Ave. to Campus Dr. Clarion Inn, 1911 East Kansas Ave., Garden City, KS 67846. From the intersection

LAND TRACT 4: From Tract 2 drive 1 mile north to the SE corner of Tract 4

FINNEY COUNTY, KANSAS

and drive 7 miles to the SE corner of Tract 1. Tracts 1-3 are contiguous

West TV Rd. Turn right or west and drive 4 miles to the NE corner of Tract 18. Tracts 5-18 are contiguous LAND TRACTS 5-18 & MINERAL TRACTS 19-23: Drive south of Garden City on US Hwy. 83 12.5 miles to

LAND TRACTS 1-3: Drive south of Garden City on US Hwy. 83 12.5 miles to West TV Rd. Turn right or west

TUESDAY, FEBRUARY 26 • 10AM

16± MILES SOUTH OF GARDEN CITY

TRACT 12: 14+/- Acres with 72 X 144

X 14 Morton Building that has 30 X 14

TRACT 13: 10+/- Acres with a 1,548 Sq

with 3 bedrooms and 2 baths. Included

is a 40 X 120 Behlen Building that has a

and 35 X 120 concrete silage bunker.

concrete floor, 24 X 35 Co-op Building that is

heated, insulated with concrete floor, 30 X 60

wooden machine shed, 35 X 50 barn, 2 22 X

30 2-car garages 18,000 Bu. Behlen grain bin

TRACT 14: 5.5+/- Acres with a 2,288 Sq Ft

ranch style house built in 1965. This house

Ft bungalow house built in 1920. This

sliding doors.

TRACT 8: 130+/- Acres with approximately 124+/- acres tillable per FSA, with 116+/-

acres under center pivot irrigation. This tract also includes 7.9 acres of CRP with a

contract that expires 09/30/2017. Soils are Vona Loamy Fine Sand and Valent-Vona

TRACT 10: 26+/- Acres with 900 head dry lot including 500' of fence line bunks.

TRACT 15: 5.5+/- Acres with 24 X 48 Morton Office/Scale House that has 3 offices, 1 bathroom and a kitchenette. Also included is a 60 X 144 Morton open face Hay Barn,

a concrete floor with a 14 X 32 sliding door and a 14 X 42 bi-fold door. Also included is a 66 X 144 X 14 Morton Building with 14 X 32 sliding door, 30 X 35 heated Morton shop that is insulated and has a concrete floor with a 12 X 15 sliding door, 11,500 gal Hoidale Diesel Storage Tank with pump and a 7,500 gal Hoidale Diesel Storage Tank with pump. TRACT 17:8 +/-Acres with an 800 Sq Ft cabin. This cabin has natural gas stove with a

TRACT 18: 615+/- Acres with approximately 598+/- acres tillable per FSA, with 488.0+/ acres under center pivot irrigation. This tract also includes 103.1 acres of CRP under two contracts that expires 09/30/2017. Soils are Otero-Ulysses, Vona Loamy Fine Sand,

serviced with its own domestic well and septic system.

Loamy Fine Sands.

Southwest Kansas SOUTH OF GARDEN CITY - FINNEY COUNTY Offered in 18 Land Tracts & 5 Mineral Tracts • 10 Irrigated Circles • Oil & Gas Income • 3 Homes, Excellent Buildings & Grain Storage TUESDAY, FEBRUARY 26 • 10AM

Auction Held at the Clarion Inn - Garden City, KS

TRACT 1: 150+/- Acres with approximately 122+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands.

TRACT 2: 154+/- acres with approximately 125+/- acres both pivot irrigated and tillable per FSA. Soils are Valent Fine Sands and Valent-Vona Loamy Fine Sands. **TRACT 3: 6+/- Acres** with 60 X 96 Open Face Morton Hay Barn.

TRACT 4: 160+/- Acres of pasture grass. This parcel was formally farmed and has 67.4 acres of corn base and 4.5 acres of wheat.

TRACT 5: 145+/- Acres with approximately 125+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands.

> **TRACT 6: 145+/- Acres** with approximately 121+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands, Vona Fine Sand and Otero-Ulysses.

> TRACT 7: 155+/- Acres with approximately 126+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands.

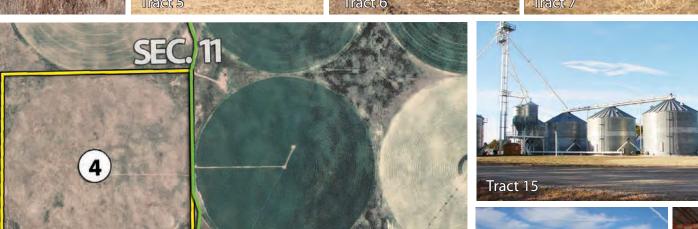


















Ulysses Silt Loam and Manter Fine Sandy Loam.

a 24 X 36 4 car garage with concrete floor.

kitchen, 2 bedrooms and 1 bath.

J-Star axel Scale.

9

(5)



SEC. 19

10

(6)

(11)







3:00PM - 5:00PM Meet an Auction Representative at Tract 15 for Additional Information.

SEC. 20

18

17

16

MINERAL TRACTS

TRACTS 19 - 23: These tracts consist of the minerals rights which are being sold separately from the surface rights. Bids on a mineral rights tract may be made separately or in combination with any other mineral rights and/or surface rights tract(s). All mineral rights tracts include the Seller's interest in the oil, gas and other minerals and the Seller's interest in any lease(s) pertaining thereto. For more information, contact Schrader Auction Company 800-451-2709.

TRACT 19: Undivded 25% mineral rights interest with respect to the NE 1/4 & W 1/2 of Section 19-26-33.

TRACT 20: Undivided 50% mineral rights interest with respect to the SE 1/4 of Section 19-26-33.

1

TRACT 21: Undivided 50% mineral rights interest with respect to the NW 1/4 of Section 20-26-33.

TRACT 22: 100% mineral rights interest with respect to the SW 1/4 of Section 20-26-33.

TRACT 23: 100% mineral rights interest with respect to the E 1/2 of Section 20-26-33. Sec. 19 Sec. 20 Tract 21 Tract 19 Tract 23 Tract 20 Tract 22

AND AUCTION

INFORMATION BOOKLET



2

3)

In Cooperation with —

OWNER: STONE FAMILY FARMS 800-451-2709

www.schraderauction.com



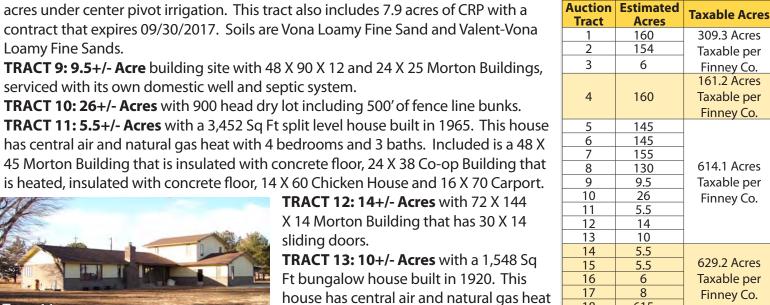
You may bid online during this auction at www. schraderauction.com. You must register by February

19th to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

Contact Auction Company for a detailed information packet including FSA information, tax summaries, soils summaries, well & power unit information and preliminary title policies.







TAXABLE ACRES

