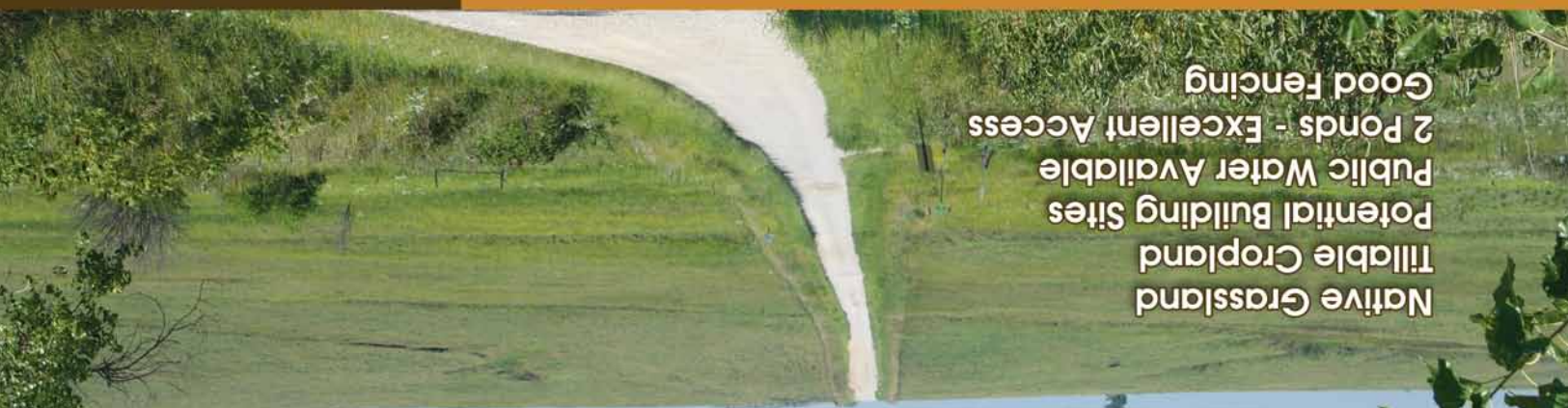


THURSDAY, NOVEMBER 10 - 6PM



Native Grassland
Tillable Cropland Sites
Potential Building Sites
Public Water Available
2 Ponds - Excellent Access
Good Fencing

480 ACRES
IN 10 TRACTS

LAND AUCTION
SHAWNEE CO. KANSAS
10 Minutes North of Topeka - Just West of Hwy 75

800.451.2709
SchraderAuction.com

NOVEMBER 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

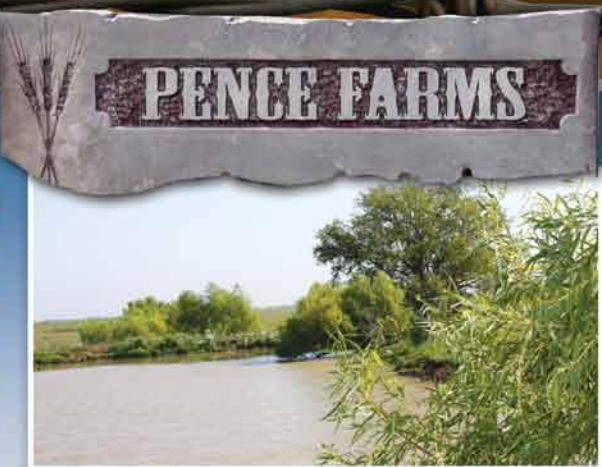
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480 ACRES
IN 10 TRACTS
AUCTION
SHAWNEE CO. KANSAS

LAND AUCTION SHAWNEE CO. KANSAS

480 ACRES
IN 10 TRACTS

Tracts Ranging from 20 Acres to 240 Acres
10 Minutes North of Topeka - Just West of Hwy 75



Native Grassland
Tillable Cropland
Potential Building Sites
Public Water Available
2 Ponds - Excellent Access
Good Fencing



Bid Your Price.
Design the Combination
of Tracts that Best Fits
Your Individual Needs

SCHRADER Real Estate and Auction Company, Inc. **800.451.2709** **SchraderAuction.com**

THURSDAY, NOVEMBER 10 - 6PM

Held at the Sunrise Optimist Club - 720 NW 50th St., Topeka, KS

AUCTION SHAWNEE CO. KANSAS

480 ACRES IN 10 TRACTS

THURSDAY, NOVEMBER 10 - 6PM

DIRECTIONS: Tracts 1-5: From the jct. of I-70 & Hwy 75 on the west side of Topeka, take Hwy 75 north 6.5 miles to NW 62nd St., turn west 3 miles to the northeast corner of Tracts 1 thru 5.

Tracts 6 & 7: From Tracts 1 thru 5 continue west on 62nd St. 2 miles to Humphrey "T" turn north 1.7 miles to Tracts 6 & 7.

Tracts 8-10: From the northeast corner of Tracts 1 thru 5, turn north on Landon Rd. 1 mile to the southwest corner of Tract 9.



AUCTION LOCATION: Sunrise Optimist Club, 720 NW 50th St., Topeka, KS. From the jct. of I-70 & Hwy 75 go north on Hwy 75, 4.5 miles to 46th St, turn east 2.5 miles to NW Rochester Dr, turn north .5 mile to 50th St turn east 1 block to the auction site.

TRACT DESCRIPTIONS:

TRACTS 1-5 consist of 240± acres with perimeter fencing, mostly native grass with some fescue mixed in along the north end. There is Jackson public water available at the northeast corner of this property. The property has a gently rolling topography and 1.25 miles of frontage along Landon and 62nd St., both paved roads. There is a natural year around spring located on Tract 5. The individual tracts offer potential building sites, recreational opportunities or an excellent cattle farm.

TRACT 1: 80 acres having 1/4 mile frontage along 62nd St., native grass with some fescue mix. A good potential building site.

TRACT 2: 20 acres, fronting 62nd St., native grass with some fescue, a potential building site.

TRACT 3: 20 acres, fronting 62nd St., & Landon Rd., native grass, Jackson public water across 62nd St., a great potential building site.

TRACT 4: 40 acres, fronting Landon Rd., native grass, a potential building site.

TRACT 5: 80 acres, fronting Landon Rd., native grass with wooded areas and a natural year around spring. An excellent potential building site, recreational/hunting property.

TRACTS 6 & 7 consists of 160± acres of native grass with perimeter fencing, county roads frontage on two sides, featuring two livestock ponds, approx. 15 acres of cropland. The grassland has a gently sloping to rolling topography.

TRACT 6: 80 acres of native grass, one pond, 15± acres of cropland.

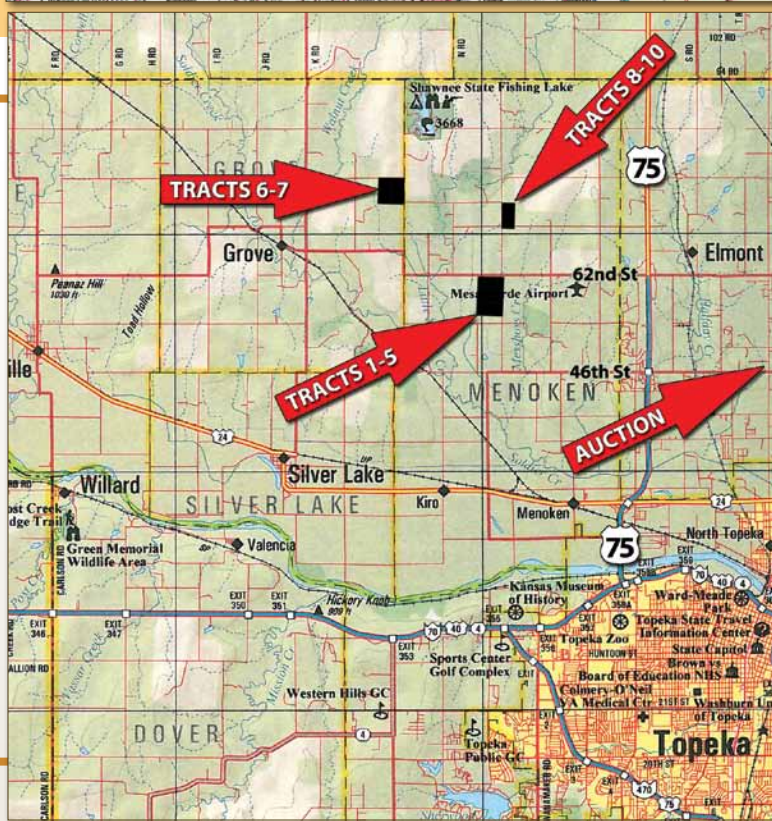
TRACT 7: 80 acres of native grass, one pond.

TRACTS 8-10 consist of 80 acres, having 52.7 acres of cropland according to FSA. Jackson public water is available at the southwest corner of the property. Individual tracts offer a great potential building site or cropland.

TRACT 8: 40 acres with nearly an equal mix of cropland and grass, having 1/4 mile frontage along Landon Rd.

TRACT 9: 20 acres with cropland and a nice home site with mature trees providing shade, fronting Landon Rd. & 70th St.

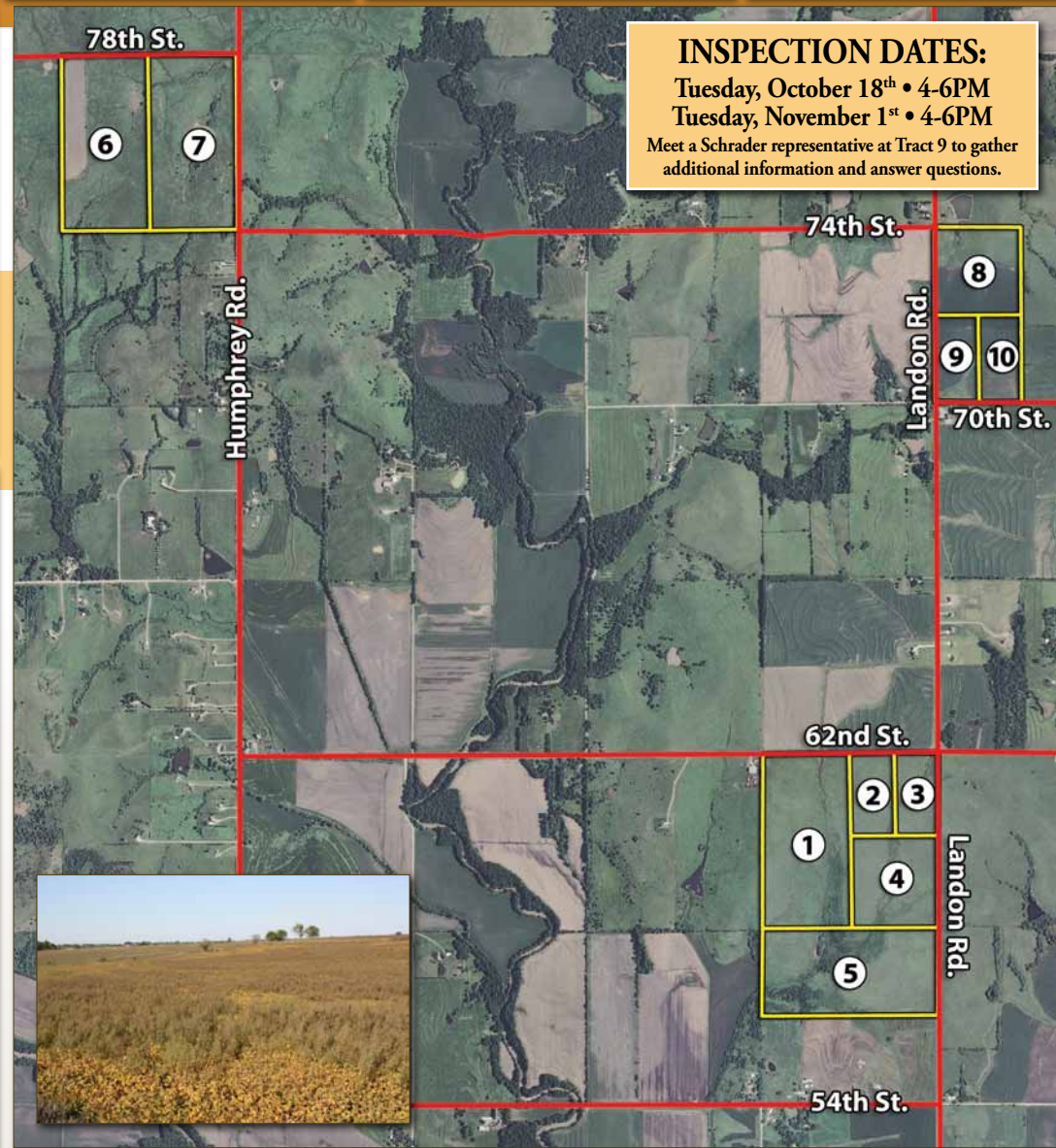
TRACT 10: 20 acres fronting 70th St., with good elevation. Look at this tract as a possible building site.



OWNER: Pence Farms

AUCTION MANAGER: Brad Horrall 812.890.8255

brad@schraderauction.com | 800.451.2709 | www.schraderauction.com



INSPECTION DATES:

Tuesday, October 18th • 4-6PM

Tuesday, November 1st • 4-6PM

Meet a Schrader representative at Tract 9 to gather additional information and answer questions.

AUCTIONEERS NOTE: Schrader Real Estate and Auction Company Inc. is please to have the opportunity the represent the owners of Pence Farms in the sale of there Shawnee County land holdings. Whether you are a cattleman, row crop farmer or looking for the perfect place to build your home we have something for you. The land has been in the Pence Family for many decades making this possibility a once in a lifetime chance to buy this productive acreage. I look forward to seeing you at one of the inspections & auction.

AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 10 will be offered in individual tracts, in any combination of these 10 tracts, or as total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Thursday, November 3, 2011, then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com). **If the bidder does not**

pre-register, a bank letter of credit or guarantee will be required with a personal check, OR bidder must present a \$5000 cashier's check with a personal check for the balance of the down payment on auction day. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Sellers.

DEED: Seller will provide Warranty and/or Trustee Deed(s).

EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price. Cost of said title insurance shall be shared by the Buyer and Seller (50:50).

CLOSING: The closing shall take place by December 12, 2011, or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50:50 the cost of closing.

POSSESSION: Possession will be determined upon existing lease agreements. Possession of Tracts 1, 2, 3, 4, 5, 6 & 7 shall be at closing. Possession of tracts 8, 9 & 10 shall be March 1, 2012.

REAL ESTATE TAXES: The Seller shall be responsible for the taxes due for the calendar year 2011 and the Buyer shall be responsible for the taxes due for the 2012 calendar year and thereafter.

SURVEY: Seller shall provide a survey for any tract where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & Buyer shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal description and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate & Auction Company, Inc., The Lund Company, and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

