

Thursday, May 10 • 6:00pm



Land Auction

310 Acres

Offered in 7 Tracts

Cimarron, Kansas • Gray County

- Native Grass • Cropland
- Good Fencing
- Commercial & Development Potential
- Hwy 23 Frontage • Public Water Available
- Adjacent to Cimarron Golf Course/Club

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310 Acres

Offered in 7 Tracts

Cimarron, Kansas

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
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MAY 2012

Land Auction

Cimarron, Kansas *Gray County*

310 Acres

Offered in 7 Tracts

- Native Grass • Cropland
- Good Fencing
- Commercial & Development Potential
- Hwy 23 Frontage
- Adjacent to Cimarron Golf Course/Club
- Public Water Available
- Topographic Survey Available
- Electric Generating Wind Towers in the Area



Thursday, May 10 • 6:00pm

Held at the Gray Co. Fairgrounds - Cimarron, KS

Auction

Thursday, May 10 • 6pm
Cimarron, Kansas



AUCTION LOCATION:

At the Gray County 4-H/Extension Building on the west edge of Cimarron on West US Highway 50/400.

PROPERTY LOCATION: From the intersection of Hwy 23 & Hwy 400-50 in downtown Cimarron, take Hwy 23 north 1 mile to the property on the west side of Hwy 23.

TRACT DESCRIPTIONS:

TRACT #1: 28± Acres all cropland with frontage along Hwy. 23 & M Rd. This tract has development potential.

TRACT #2: 20± Acres all cropland fronting Hwy. 23 having development potential.

TRACT #3: 18± Acres fronting Hwy. 23 mostly cropland.

NOTE: Combine tracts 1,2 & 3 for nearly 70 acres of cropland.

TRACT #4: 115± Acres all native grass with water tank & windmill.

TRACT #5: 35± Acres all native grass fronting M Rd. An excellent ranchette.

TRACT #6: 29± Acres all native grass fronting M Rd. An excellent ranchette.

TRACT #7: 65± Acres all native grass, adjacent to Cimarron Golf Course/Club.

NOTE: Combine Tracts 4, 5, 6, & 7 for a block of native grass with good fencing and water.

310 Acres

7 Tracts

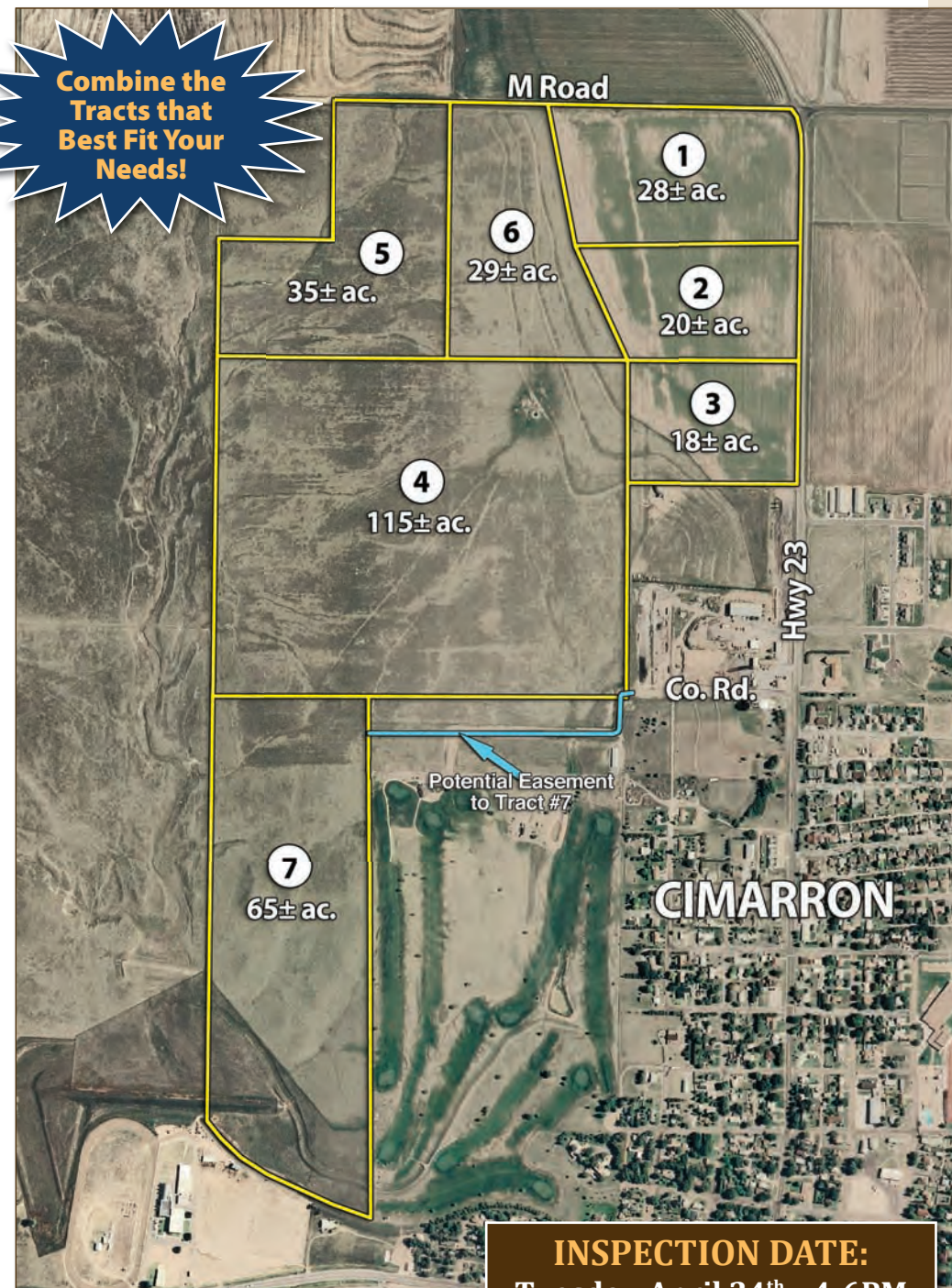
Combine the
Tracts that
Best Fit Your
Needs!



View Looking West



Hwy. 23 Looking South (Tracts 1-3 on Right)



INSPECTION DATE:
Tuesday, April 24th • 4-6PM
Meet a Schrader Representative
at Tract 3.

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 7 will be offered in individual tracts, in any combination of these 7 tracts, or as a 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, May 3, 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 \$2000 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 shall provide Warranty 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 June 11, 2012 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 at closing on all tracts.

REAL ESTATE TAXES: The Seller shall be responsible for the taxes due for the calendar year 2011. The 2012 calendar year taxes shall be prorated to the date of closing.

EASEMENT: In the event Tract 7 sells separate from Tract 4 or doesn't sell to an adjoining landowner an easement for ingress, egress and utilities will be provided. The location of the potential easement is illustrated on the aerial map by the blue line.

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 and 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.

FSA: All FSA payments received in 2012 shall be conveyed to the buyer(s).

MINERAL RIGHTS: There will be NO mineral rights conveyed to the Buyer(s).

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

AGENCY: Schrader Real Estate & Auction Company, Inc. and its 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 DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

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

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. www.schraderauction.com
Call with Questions or For Further Information.

OWNERS: Renick Farms

AUCTION MANAGER: Brad Horrall