

99 ACRES OF PRATT COUNTY LAND

AUCTION

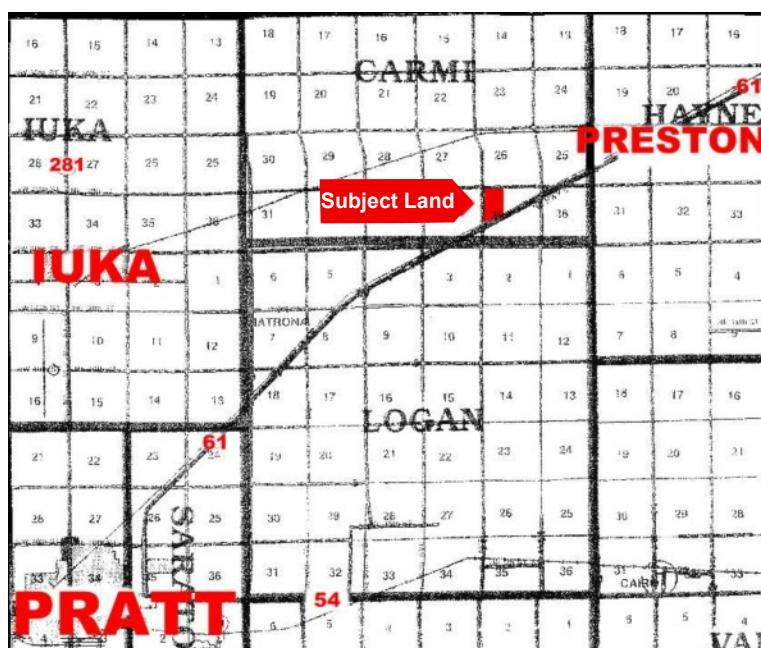
THURSDAY, AUGUST 15, 2013

COMMENCING AT 11:00 A.M.



SELLERS: JEFFREY & LOLITA MARDIS

**LOCATION: PRATT COMMUNITY CENTER, 619 MAIN ST.,
PRATT, KS**



99 ACRES OF PRATT COUNTY LAND

LEGAL DESCRIPTION -- Surface Rights in and to: A 99 Acre Tract Lying N & W of RR in the NW/4 35-26-12, Pratt Co., KS. Consisting of 99 Acres, More or Less, Dry Cropland. 43.3 Acre Wheat Base, 31.3 Acre Milo Base, 1.2 Acre Barley Base and 1.1 Acre Oat Base. Approx. 2 Acre Pond is Located on Property, Which Could Provide Recreational Use or Potential Building Site.

TERMS & CONDITIONS

TERMS: \$20,000 Down on Day of Sale. Balance Due in 30 Days or Sooner With Title Approval. Abstracts or Title Insurance Will Be Used. In The Event That Title Insurance is Used, Cost Will Be Shared 50/50 Between Buyer & Seller. Buyers Must Inform Carr Auction & Real Estate, Inc. Prior to Sale Date if this Transaction Will Be Part of a 1031 Exchange.

POSSESSION: Immediate Possession of Wheat Stubble Upon Signing of Purchase Contract and Receipt of Earnest Money. Possession on Acres Planted to Milo Will Be After 2013 Milo Harvest or December 1, 2013, Whichever is Sooner.

MINERALS: Surface Rights Only. No Mineral Interest is Included in the Sale of the Land.

CROPS: No Growing Crops Will Go To The Buyer.

TAXES: Sellers to Pay 2012 Taxes and All Prior Years. 2013 Taxes to be Paid by the Buyer, But Will Receive a Credit From Seller at Closing Based on 2012 Taxes Which Totaled \$785.57.

Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent.

CARR

Auction and Real Estate, Inc.

W. Hwy. 156 * P.O. Box 300 * Larned, KS 67550
Jim Froetschner & Chris Froetschner, Auctioneers
Rita Kurtz, Broker
620.285.3148 www.carrauction.com