



FARM & RANCH REALTY, INC.

PO BOX 947

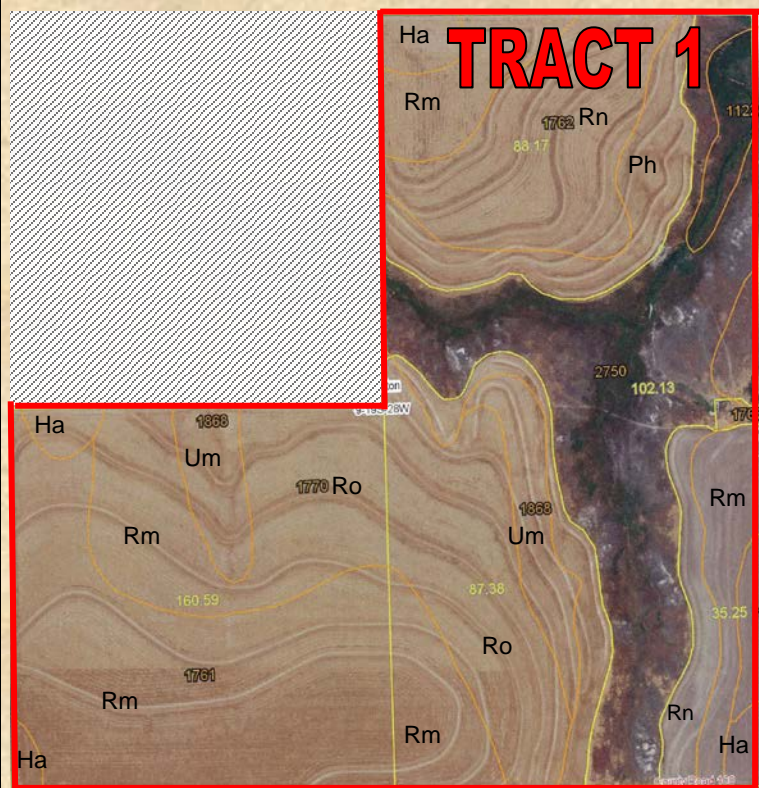
COLBY, KS 67701

# LAND AUCTION

May 2013						
Su n	Mo n	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	31	Notes:

800+/- ACRES CROPLAND & CRP  
LANE COUNTY, KANSAS

Please Post



#### SOILS LEGEND:

- Rm – Richfield silt loam, 0 to 1% slopes
- Ha – Harney silt loams – 0 to 1% slopes
- Ro – Richfield & Uly silt loams, 1 to 3% slopes
- Rn – Richfield silt loam – 1 to 3% slopes
- Um – Uly-Colby silt loams – 3 to 6% slopes
- Ph – Penden clay loam, 7 to 15% slopes

For virtual tour visit  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

**EVIDENCE OF TITLE:** Sellers will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) and one-half by the Sellers. Title evidence will be provided on sale day.

**ACCEPTANCE OF BIDS:** Each successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contracts will be available from the auction company prior to the sale.

**ACREAGES:** Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. All FSA information is subject to change, including but not limited to the number of cropland acres, grass acres, base acreages and yields. FSA acres may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Sellers or Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied.

**EASEMENTS:** This sale is subject to all rights-of-way and easements, whether recorded or not, and to oil and gas leases of record, if any.

**AGENCY:** Farm & Ranch Realty, Inc., its agents and representatives, are the *Exclusive Agents of the Sellers*.