

# 800 ACRES LANE COUNTY CROPLAND & CRP LAND AUCTION

## TUESDAY, MAY 7, 2013 @ 10:30 AM, CDT

### AUCTION LOCATION: AMERICAN LEGION, DIGHTON, KS

#### SELLERS:

TRACT 1: PAUL & LINDI DWYER

TRACT 2: NICKI TROST & SCOT TROST AND  
CINDA TROST & RANDALL TROST

#### LEGAL DESCRIPTIONS:

TRACT 1: E/2 & SW/4 of 9-19-28

TRACT 2: S/2 of 31-18-27

#### LAND LOCATION:

**TRACT 1:** From the intersection of Hwys 96 and 23 in Dighton, Kansas, go 3 miles South to E. Road 120, 3 miles East to S. Newton Road, then 1 mile South to the NE corner of Tract 1.

**TRACT 2:** From the intersection of Hwys 96 and 23 in Dighton, Kansas, go 6 miles East to S. Quantum Road, and 2½ miles South to the NW corner of Tract 2.

**SIGNS WILL BE POSTED!**

**MANNER OF SALE** This real estate will be offered in 2 individual tracts only. **Due to separate ownership, there will be no combination of tracts.** Auction procedure and increments of bidding are at the discretion of the auction company.

**TERMS:** 10% down day of sale, with the balance to be paid on or before May 28, 2013, or upon such terms as may be acceptable to the Sellers. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **Bids are subject to Seller confirmation. Announcements made day of sale will take precedence over printed material and previously made oral statements.**

#### MINERAL RIGHTS:

**TRACT 1:** Sellers will convey 50% of the mineral rights to the Buyer at closing, subject to a *First Right of Refusal* of record to Pioneer Resources to lease the minerals.

**TRACT 2:** Sellers will retain 100% of their interest in the mineral rights, perpetually.

#### CROPS:

**TRACT 1:** There are approximately 371.39 acres planted to 2013 wheat, and the Buyer will receive the landlord's 1/3<sup>rd</sup> share of the crop. Sellers will transfer the landlord's 1/3<sup>rd</sup> share of all rights of indemnity in the crop insurance to the Buyer at closing and Buyer will pay the landlord's 1/3<sup>rd</sup> share of the premium and receive any benefits therefrom.

**TRACT 2:** There are no growing crops.

**FSA INFORMATION (TRACT 1):** Buyer will receive the landlord's 1/3<sup>rd</sup> share of all FSA wheat payments and 100% of all FSA feed grain payments associated with the 2013 crop year. See chart below for cropland acres, base acres & DCP yields.

**CRP PAYMENTS (TRACT 2):** Buyer will receive 100% of the 2013 CRP payment. See chart below for CRP payment and expiration date.

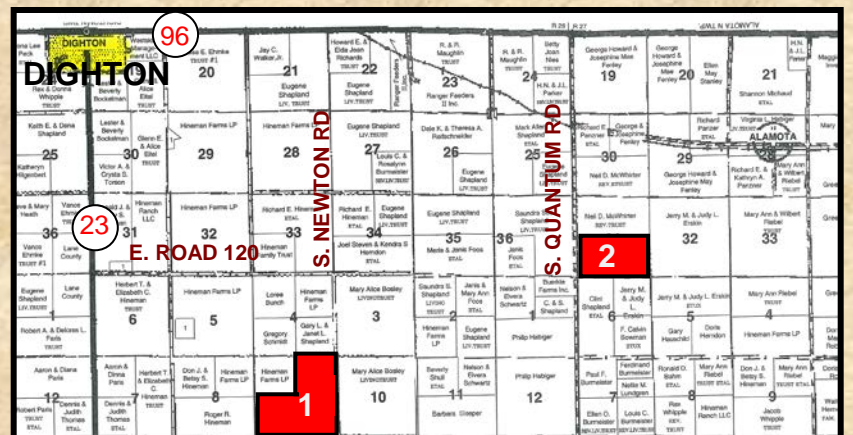
**CLOSING:** Closing will be on or before May 28, 2013.

#### POSSESSION:

**TRACT 1:** Date of closing, subject to tenant's rights on the growing wheat crop.

**TRACT 2:** Date of closing.

**REAL ESTATE TAXES:** Sellers will pay taxes for all of 2012 and prior years. Taxes for 2013 will be the responsibility of the Buyer(s). See chart below for 2012 taxes.



**INTERNET BIDDING AVAILABLE!**  
Register by April 30, 2013 to bid  
online! Call for details!



TRACTS	AUCTION ACRES	CROP LAND ACRES	GRASS	CRP ACRES	CRP INFORMATION PER AC/ANN PMT/EXP	WHEAT BASE/ DCP YLD	GRAIN SORG BASE/ DCP YLD	BARLEY BASE/ DCP YLD	2012 TAXES
1	480.0	371.4	109.2±			179.8/33	156.0/42	.08/38	\$706.36
2	320.0		75.5±	244.5	\$41.57/\$10,164/9-30-20				\$499.98
	800.0	371.4	184.7	657.2					



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

## FARM & RANCH REALTY, INC.

1420 W. 4<sup>TH</sup> STREET • COLBY, KS 67701

TOLL FREE: 1-800-247-7863

DONALD L. HAZLETT,  
BROKER/AUCTIONEER

In Cooperation with Colorado Land Investments 1, LLC

"When you list with Farm & Ranch, it's as good as SOLD!"

#### AUCTIONEER'S NOTE:

This Lane County farm is located Southeast of Dighton. THE CROPLAND IS EXCELLENT. The pasture can be grazed in the off season with the crop residue.

POSSESSION OF THE PROPERTY WILL BE ON THE DATE OF CLOSING, subject only to the tenant's rights on the growing wheat.

Register today to BID LIVE ON-LINE on auction day.

The property will be posted with signs for your convenience.

CALL FARM & RANCH REALTY FOR FURTHER DETAILS!