



HUNTING

BOTTOM LAND CULTIVATION

AUCTION



FOR: WILLIAM A. PATTON

WEDNESDAY, JANUARY 18TH, 2012

**240 ACRES MORE OR LESS
RUSSELL CO., KS**

AUCTION LOCATION: Lucas Area Community Theatre,
116 S. Main, Lucas, Kansas

TIME: 10:00a.m.

Internet bidding available. Register to bid online by January 11th, 2012. Call for details.

Manner of sale:

Land to sell in one tract

Northeast Quarter (NE/4) and East Half (E/2) of the Southeast Quarter (SE/4) of Section Four (4) Township Eleven (11) South, Range Eleven (11) W 6 P.M. Russell County, Kansas

F.S.A. Information:

121.71 acres grassland and trees
122.19 acres cultivation as follows:
(104.89 acres planted wheat and 17.3 acres established alfalfa)

General Information:

There is a farmstead with an older two story native stone home unoccupied, with good access just off blacktop road. This farm features mostly bottom land cultivation with excellent tree cover for wildlife abundant and typical for the area. The farm is watered with rural water.

Possession:

March 1st, 2012 on the grassland, alfalfa, and farmstead. Possession after the 2012 wheat harvest on the planted wheat acres with the landowners 1/3 share of the harvested wheat delivered to the nearest elevator in the purchaser's name, together with the purchaser responsible for 1/3 cost share of fertilizer.

Terms:

10% down day of sale balance to be paid upon title approval and delivery of a good and sufficient deed, said closing to be on or before February 17th, 2012 or as soon as title requirements, if any, can be corrected.

Mineral Reservation

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns an undivided one-half (1/2) interest in and to the oil, gas and other minerals in and under the afore described real estate. Together with the right of ingress and egress for the purpose of drilling, mining and exploring said land for oil, gas, and other minerals reserved and accepted here from. This reservation unto grantor shall be fully participating as to all bonuses and delay rentals.

Land Location:

4 mi north of Lucas, KS on the west side of the blacktop.

Taxes:

Seller to pay all the 2011 and prior taxes. Purchaser to pay all 2012 and subsequent taxes.

Government Programs:

Purchaser to stay in compliance with all U.S. Governmental Programs the property is presently enrolled in. F.S.A. payments to follow crop interest.

Note:

Announcements made day of sale shall take precedence over printed material.



Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.

Farmland Auction & Realty Co., Inc.

2707 Broadway Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com

