

CHEYENNE COUNTY, KANSAS

- REAL ESTATE AUCTION -

Thursday, September 27, 2018 @ 11:00 am CT

480 +/- ac. in N/2 & SE/4 of 20-1-37

Auction Site: American Legion Hall, Downtown, Bird City, Kansas

Floyd I. Pettit Estate, Seller

Directions to the Property: 2.5-miles East of HWY 161 on Road AA to the Southwest corner of the property.

MANNER OF SALE: The real estate will be offered for sale at public auction. The land will be sold to the highest bidder with acceptance of bid by the Seller's. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

TERMS: 10% down day of sale with the balance to be due on or before October 26, 2018, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be due in certified funds at closing. All funds will be held by the Closing Agent in their trust account. Bidding is not contingent upon financing. Financing, if necessary, must arranged and approved prior to the auction. ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

FSA CROP INFORMATION: Purchaser is responsible to enter into the FSA program, if desired. The land is currently registered with the Cheyenne County, Kansas FSA office in the PLC county program. Purchaser shall receive the Seller's share of the 2019 FSA payments, if any.

CROPS: Approx. 18 acres will be planted to wheat, the Purchaser shall receive the Seller's 1/3 share. Approx. 21 acres are planted to corn. No corn production will be transfer to the Purchaser.

REAL ESTATE TAXES: 2018 Real Estate Taxes are the responsibility of the Seller. 2019 and and subsequent years shall be the responsibility of the Purchaser.

MINERAL RIGHTS: Purchaser shall receive 100% of Seller's mineral interests.

CLOSING: The date of closing shall be on or before October 26, 2018. Sherman County Abstract, Goodland, Ks shall serve as escrow & closing

agent. The closing agent fees shall be shared equally between Purchaser & Seller.

POSSESSION: Possession will be transferred to Purchaser on all acres at closing except for those acres planted to Wheat and Corn. Possession will transfer following Harvest of each crop, respectively.

EVIDENCE OF TITLE: Seller will provide title insurance to the Purchaser in the amount of the purchase price with the premium to be paid one-half by Purchaser and one-half by Seller. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from Western Auction & Real Estate, LLC prior to sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

EASEMENTS: This sale is subject to all right-of-way and easements, whether recorded or not.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller nor Western Auction & Real Estate LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Western Auction & Real Estate LLC and its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for this transaction. All information herein is believed to be correct.

Legal	Dryland Acres	Alfalfa Acres	Grass Acres	Wheat Base/YLD	2017 Taxes	2019 Wheat Acres
CHEYENNE CO., KANSAS						
N/2 & SE/4 20-1-37	88.16	11.7	370.03	48.71/44 PLC	\$818.06	approx. 18 ac.



Another Fine Auction Conducted by:

Western

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& Auctioneer 785-332-5586

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& Auctioneer 785-332-7121

"From Concept to Completion!"

Land Map and crop information obtained from Cheyenne Co., Ks FSA office. All information is believed to be correct from reliable sources.