

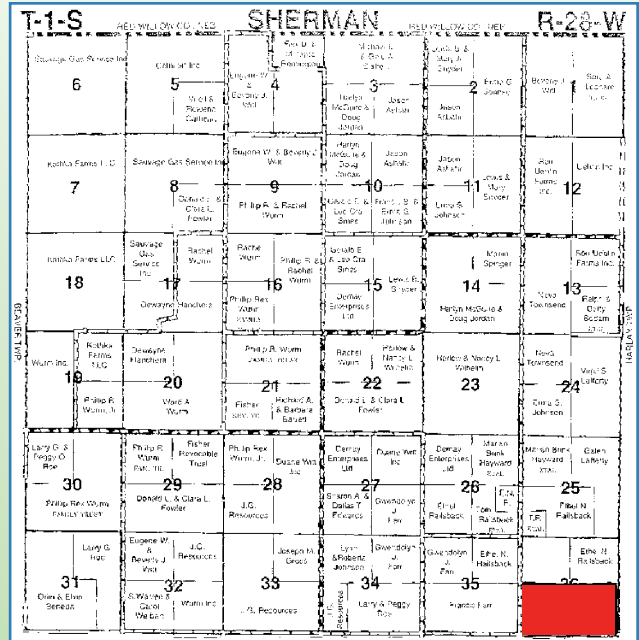
Decatur County Land Auction

Subject to Court Approval

(320 +/- Acres)

Thurs., Mar. 18, 2010 - 2 p.m.

**Seller: Francis Farr Estate
Alfred Farr, Executor**



SALE LOCATION: Oberlin American Legion, 114 S. Rodehaver Ave., Oberlin, KS.

LAND LOCATION: From the Oberlin, Kansas cemetery along Highway 36, turn North on County road Road Marker 1 East, go 1 mile north, 1 mile east, 1/2 mile north, 2 miles east, 4-1/2 mile north, 2 miles east.

LEGAL DESCRIPTION: The South One-half (S1/2) of Section Thirty-six (36), Township One (1) South, Range Twenty-eight (28), West of the 6th P.M., Decatur County, Kansas. Selling in one tract.

POSSESSION: March 1, 2010 on sprayed stubble, with Buyer paying for burndown and fertilizer; after wheat harvest when wheat is delivered to nearest elevator. Buyer receives 1/3 of planted wheat and pays for 1/3 of fertilizer and application.

MINERALS: Sellers are reserving 1/2 of minerals for 10 years, or as long as production exists, if any.

TERMS: 10% down day of sale, balance at closing with certified funds on or before April 19, 2010.

TAXES: Seller pays 2009 and prior years. Buyer pays 2010 taxes and subsequent years. 2009 taxes were \$771.64.

FSA Information:

Cropland acres – 290.73 Grassland and waste – 29.27

Bases:	Yields:	
Wheat -	92.1	31
Oats -	3.6	41
Barley -	1.8	45
Sorghum -	77.8	40

AUCTIONEER'S NOTE: This is a very nice productive one-half section, that Francis Farr has owned since 1962. The buyer will have income the first year with 1/3 of planted wheat and all of stubble, that has been sprayed for spring planting.

Announcements day of sale take precedence over printed material. Not responsible for accidents.

AGENCY: Johnson Realty, Inc. and Agents are representing the Seller and are not representing the Buyer.



CHECK OUT OUR WEB SITE AT: www.johnson-real-estate.com

Johnson Realty, Inc.



122 South Penn, Oberlin, KS 67749 • Roberta Johnson, Broker • Lynn A. Johnson, Associate Broker/Auctioneer

Call Lynn A. Johnson for sale bill or information: 785-475-2785 - Mobile: 785-475-8514

Joe D. Green, Salesperson/Auctioneer Roger Emigh, Salesperson/Auctioneer Randy Ostmeier, Salesperson
David Juenemann, Salesperson Dianne Bremer, Oberlin, Salesperson Tom Beattie, McCook, NE, Salesperson Michael Wilson, Salesperson