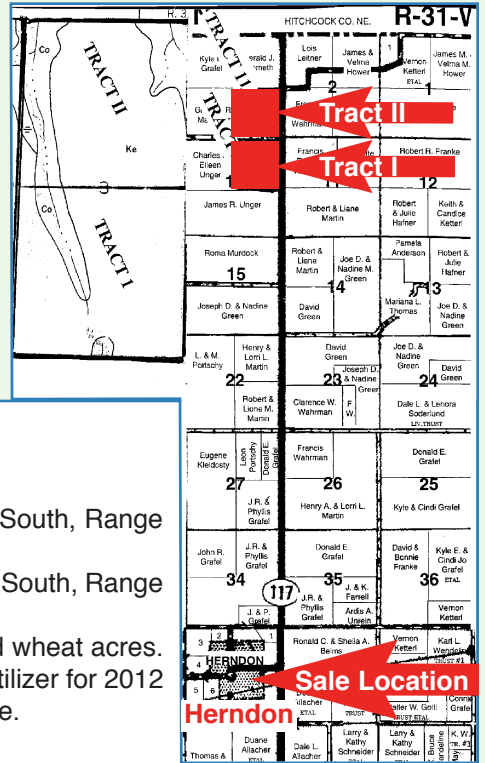


Rawlins County Land Auction

(320 +/- Acres)

Saturday, October 22, 2011 - 2:00 p.m.

Seller: Kirchner Land Co.



SALE LOCATION: St. Mary's Hall, Palermo St., Herndon, KS.

LAND LOCATION: 5 miles North of turnoff into Herndon on Highway 117.

LEGAL DESCRIPTION:

Tract I: The Northeast Quarter (NE1/4) of Section Ten (10), Township One (1) South, Range Thirty-one (31) West of the 6th P.M., Rawlins County, Kansas

Tract II: The Southeast Quarter (SE1/4) of Section Three (3), Township One (1) South, Range Thirty-one (31), West of the 6th P.M., Rawlins County, Kansas

POSSESSION: March 1, 2012 on open land. After wheat harvest 2012 on planted wheat acres. Buyer receives 1/3 of wheat delivered to nearest elevator. Buyer pays 1/3 of fertilizer for 2012 wheat. Buyer pays for two spraying and chemical applications on wheat stubble.

TAXES: Taxes for 2010: Tract I - \$299.16; Tract II - \$275.73.

TERMS: 10% down day of sale, balance at closing with certified funds at closing, on or before November 22, 2011.

FSA Information:

	Tract I		Tract II	
Cropland Acres	149.7		143.8	
	Yield	Base	Yield	Base
Wheat	35	75.1	35	70.5
Oats	38	4.3	38	4.0
Grain Sorghum		33.9		31.8
Barley		1.1		1.1

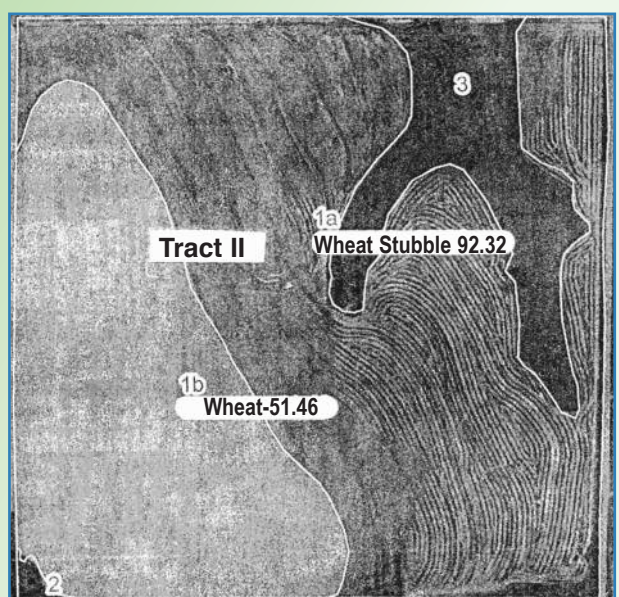
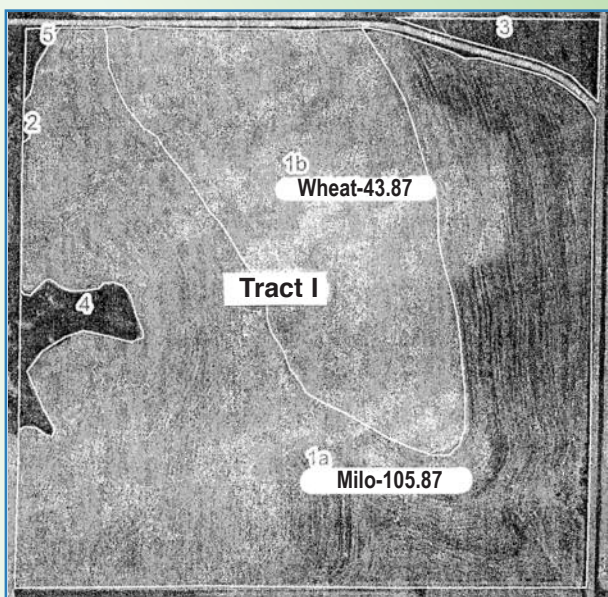
Inspections are the responsibility of Buyers.

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

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

For a tour of the land call Lynn Johnson, Johnson Realty, Inc. at 785-475-2785 (office) or 785-475-8514 (cell) or Listing Agent, Joe D. Green at 785-322-5583 (home) or 785-475-4327 (cell)

AUCTIONEER'S NOTE: This is well-maintained, productive land located along Highway 117. Both tracts have live-stock wells powered with pump jacks that belong to the present tenant. Land will be sold in separate tracts and not be put together.



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 Ostmeyer, Salesperson
David Juenemann, Salesperson Dianne Bremer, Oberlin, Salesperson Michael Wilson, Salesperson

