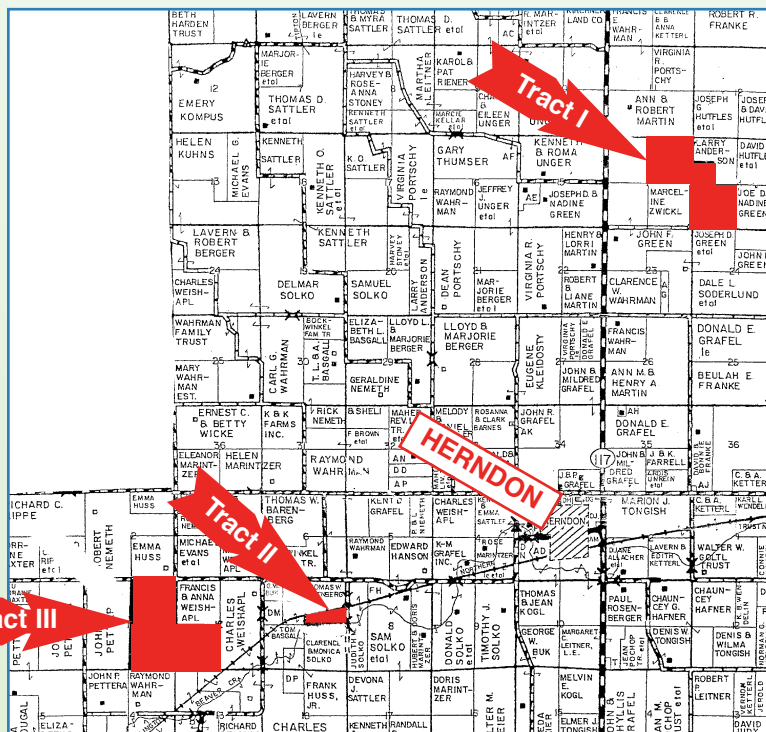


Rawlins County, KS (880 +/- Acres)

Land Auction

Sat., Nov. 6, 2010 - 10 a.m.

**Sellers: Mariana Thomas and
The Donald Dean Kogl
Estate, Mariana Thomas, Executrix**



SALE LOCATION: Herndon Senior Center, Herndon, Kansas.

LEGAL DESCRIPTION:

TRACT I: The Southwest Quarter (SW1/4); and the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) all in Section Thirteen (13) and the Northeast Quarter (NE1/4) of Section Fourteen (14), Township One (1) South, Range Thirty-one (31), West of the 6th P.M. Rawlins County, Kansas.

TRACT II: Part of the Northeast Quarter (Pt. NE1/4), Section Seven (7), Township Two (2) South, Range Thirty-one (31), West of the 6th P.M., Rawlins County, Kansas.

TRACT III: The East One-half (E1/2), Section Eleven (11) and the Southwest Quarter (SW1/4), Section Twelve (12), all in Township Two (2) South, Range Thirty-two (32), West of the 6th P.M., Rawlins County, Kansas.

MANNER OF SALE: The real estate will be sold in three separate tracts.

TERMS: 10% down day of sale, balance to be paid with certified funds on or before December 6, 2010. All funds will be held by an identified title and escrow company. Financing, if needed, should be arranged and approved prior to auction.

MINERALS: Buyers will receive 100% of Seller's interest in minerals non-participating in royalties.

POSSESSION: Tract I and Tract II, March 1, 2011. Tract III has an existing lease which expires April 30, 2013.

LEASE PAYMENTS ON TRACT III:

244.5 Acres grassland @ \$12.00 per acre = \$2,934.00
174.49 Acres cropland @ \$40.00 per acre = \$6,979.60

TAXES: Sellers pay 2010 & prior years. Buyer(s) pay 2011 & subsequent years.

Tract I - \$165.17
Tract II - \$ 47.08
Tract III - \$710.88

INSPECTIONS: Potential bidders are responsible for their own inspections on the property.

EASEMENTS: This sale is subject to all right-of-ways and easements, recorded or not, either expressed or implied.

FSA INFORMATION: FSA acres may not be the same as deeded acres.

TRACT I:	Farmland	Cropland	Yields	CRP	Bases
	348.2	36.2	Wheat - 34	17.3	14.0

CRP expires 2015 @ \$37.00 per acre.

TRACT II:	Farmland	Cropland	Yields	CRP	Bases
	46.4	38.3	Wheat - 32		13.6
			Oats - 41		0.7
			Sorghum - 45		10.4

TRACT III:	Farmland	Cropland	Yields	CRP	Bases
	459.0	280.7	Wheat - 32	16.7	101.5
			Oats - 41		3.9
			Sorghum - 45		74.3

CRP expires in 2012 @ \$28.00 per acre.

AUCTIONEER'S NOTE: This is very productive crop land and grassland. **Tract I** has a windmill, pond and a well with a pump jack. **Tract II** is very good first bottom land with the Beaver Creek running through. It would make excellent hay ground and has an abundance of deer, turkey and pheasants. **Tract III** has very good crop land, grass and CRP. It is watered with a well with a pump jack and a solar pump on the well in the pasture.

All information has been from reliable sources, with no guarantees from Johnson Realty, Inc., its agents or the Sellers.

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 more information or a tour,
contact Listing Agents:
Joe Green, 785-475-4327
or
Roger Emigh, 785-567-8021



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

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