

10:30 a.m. CT
Friday, Nov. 30
Atwood, KS

ABSOLUTE MULTI-PARCEL LAND AUCTION

AUCTION SITE

4-H Building
North Hwy 25 - Atwood, KS
Signs will be posted!

629± Ac. Rawlins Co. Cropland & Grass

Robert R. Franke Trust, Seller



Tract 1

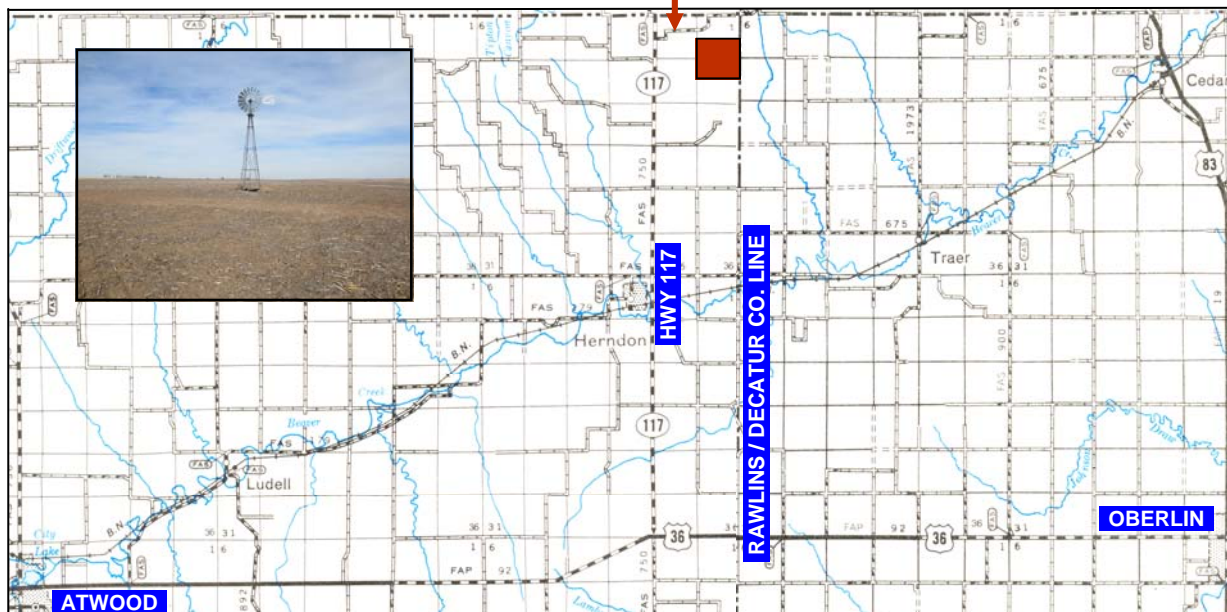
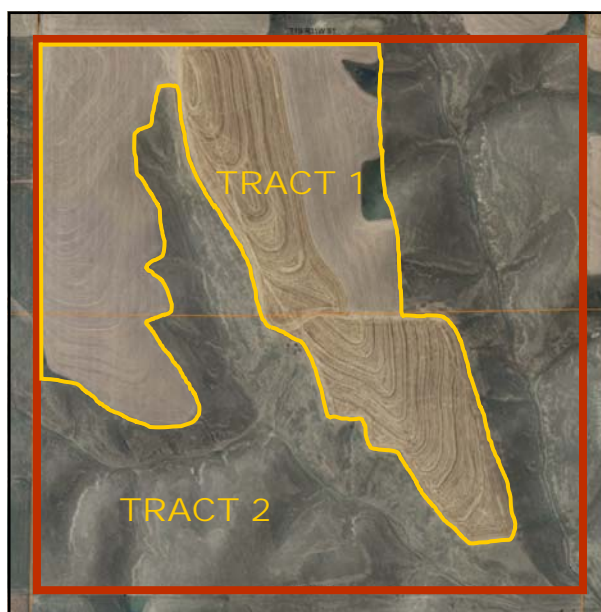
253± Acres

246.4± Ac. Cropland & 6.6± Ac. Grass
Located in N/2 Sec. 12, 1-31 and S/2 Sec. 1, 1-31
Bases: Wheat 122.1 ac.; 31 bushel yield
Grain Sorghum 61.2 ac.; 47 bushel yield
Approx. 2011 Taxes: \$454.46 attributed to cropland

Tract 2

376± Acres

All Grassland Acres
Located in N/2 Sec. 12, 1-31 and S/2 Sec. 1, 1-31
Approx. 2011 Taxes: \$147.08 attributed to grass



MANNER OF SALE

Real estate will be offered in two individual tracts and in a combination of tracts. Property will sell in manner producing the highest price to Seller. The auction company will determine the procedure and increments of bidding.

TERMS

15% of the sale price will be due immediately after the auction, with the balance due at closing, on or before December 31, 2012. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisal, survey or inspections. Financing, if necessary, needs to be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract with no contingencies immediately following the auction.

EVIDENCE OF TITLE

Title insurance, in the amount of the purchase price, will be paid 1/2 by Seller and 1/2 by Buyer. Copies of title insurance policy commitments will be provided on sale day.

INSPECTIONS

There is no inspection period on the contract, therefore, each potential bidder is responsible for conducting his own independent inspections and due diligence concerning pertinent facts about the property prior to the auction. All information is deemed to be

from reliable sources. Neither the Seller nor Shay Realty is making any warranties about the property, either expressed or implied. To schedule an inspection of the property, contact Shay Realty, Inc.

EASEMENTS

Sale is subject to all rights-of-way and easements, whether recorded or not, and subject to any oil, gas and wind leases of record.

ACREAGES & SURVEY

All acreages are considered to be approximate and tracts will be sold by acres advertised. The acreage figures are from sources believed to be reliable. Bidders should satisfy themselves as to tract boundaries. Neither the Seller nor Shay Realty, Inc. is making any warranties as to the exact location of tract boundaries. Cost of a survey, if sold in separate tracts, shall be split between the Buyers.

MINERAL RIGHTS

Seller is reserving 1/2 of all mineral rights owned by Seller for 20 years.

TAXES

All taxes are considered approximate. Seller will pay the 2012 and prior years' taxes, with the taxes for 2013 and subsequent years to be paid by Buyer.

FSA PAYMENTS

Buyer to receive landlord's 1/3 share of 2013 wheat payments and 100% of all future payments.

CROPS

Buyer to receive landlord's 1/3 share of 2013 wheat crop.

POSSESSION

Possession is day of closing on fallow acres. Possession of acres with growing wheat will be after harvest, subject to the current lease.

AGENCY

The Listing Broker with Shay Realty, Inc. is the Seller's Agent. No compensation for other agents available for this transaction. Announcements made auction day take precedence over any printed material or prior representations.

DIRECTIONS TO PROPERTY:

From Atwood, KS: 14 miles east (from Oberlin, KS, 13 miles west) to Hwy 117, then 11.5 miles north to Rd. DD.5, then 1 mile east, and 1/4 mile south to northwest corner of property.

From Culbertson, NE: 18 miles south on Hwy 17, then 1/2 mile south on KS Hwy 117 to Rd. DD.5, then 1 mile east, and 1/4 mile south to northwest corner of property.



SHAY REALTY, INC.

For more info, call 785-332-2566 or Terry Stover, Sales Agent, 785-626-2082

Rodney W. Shay
Listing Broker - Auctioneer

P.O. Box 576, St. Francis, KS 67756

Ryan W. Shay, Auctioneer
Reese W. Shay, Auctioneer

800-476-7185

www.shayrealty.com

AUCTIONEER'S NOTE

This is an excellent opportunity to purchase good Rawlins County crop and grass. All information herein is believed to be correct. Shay Realty, Inc. makes no warranties either expressed or implied. Announcements made day of sale shall take precedence over printed material.