

**10:30 A.M. CT
WED., OCTOBER 9TH
BIRD CITY, KS**

**ABSOLUTE MULTI-PARCEL
AUCTION**

AUCTION SITE
American Legion Hall
109 W. Bressler, Bird City, Kan.
Signs will be posted!

480± AC. CHEYENNE CO. DRYLAND

RICHARD & MARILYN BANNISTER, SELLERS



Tract 1 - 160± Acres

NE/4 Sec. 21, 3-38 Cheyenne Co. Kan.
156.84± Cropland Acres

- 139.30 acres wheat base w/38 bu. yield
- 11.90 acres corn base w/125 bu. yield
- 7.50 acres barley base w/37 bu. yield
- Buyer to receive 77.5 acres growing wheat

Approx. 2013 Taxes: \$484.12



Tract 2 - 160± Acres

SE/4 Sec. 10, 4-39 Cheyenne Co. Kan.
159.15± Cropland Acres

- 123.80 acres wheat base w/35 bu. yield
- 35.40 acres corn base w/125 bu. yield

Approx. 2013 Taxes: \$508.65

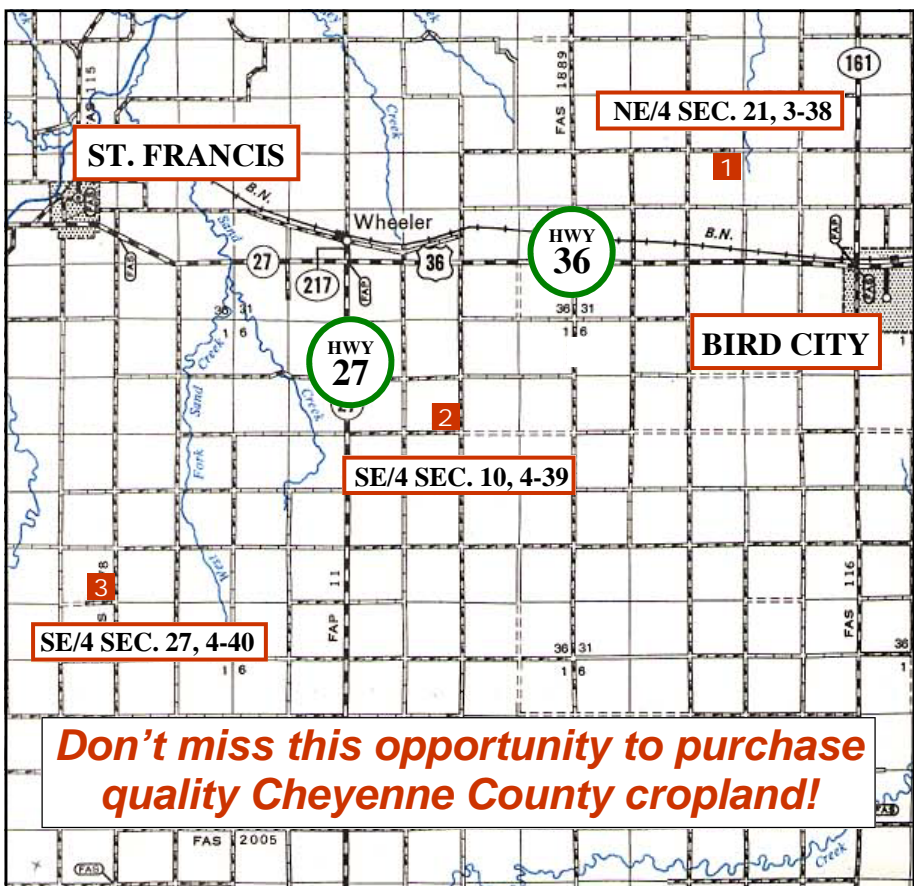
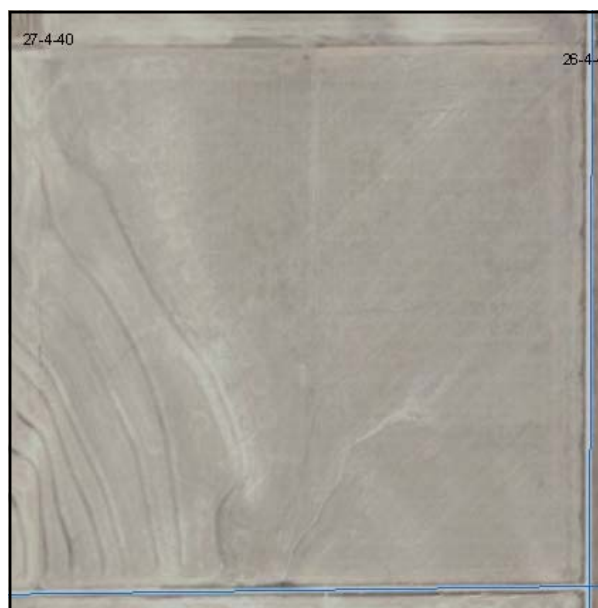
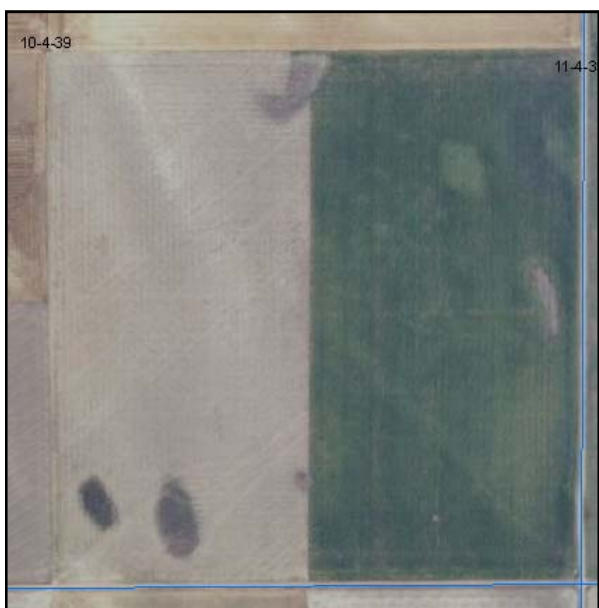


Tract 3 - 160± Acres

SE/4 Sec. 27, 4-40 Cheyenne Co. Kan.
155.78± Cropland Acres

- 154 acres wheat base w/33 bu. yield
- 1.80 acres oat base w/27 bu. yield
- Buyer to receive 77.89 acres growing wheat

Approx. 2013 Taxes: \$349.56



Don't miss this opportunity to purchase quality Cheyenne County cropland!

MANNER OF SALE

Real estate will be offered in three individual tracts and combinations of tracts. Property will sell in manner producing the highest price for Seller.

TERMS

15% of the contract price will be due immediately after the auction, with the balance due at closing, on or before Nov. 9, 2013. Personal and corporate checks are acceptable for the down payment with the final payment in good funds. Purchase is not contingent upon financing, appraisals, surveys or inspections. Financing, if necessary, should be approved prior to the auction. Each successful bidder will be required to enter into a Purchase Contract immediately following the auction. Sample copies of the contract will be available prior to the sale.

EVIDENCE OF TITLE

Title insurance, in the amount of the purchase price, will be paid ½ by Seller and ½ by Buyers. Copies of title insurance policy commitments will be provided on sale day.

INSPECTIONS

There is no inspection period in 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 Seller nor Shay Realty, Inc. is making any warranties about the property, either expressed or implied. To schedule inspections of the Property, contact Shay Realty.

ACREAGES

Acreages are considered approximate and tracts will be sold by acres advertised. Acreage figures are from sources believed to be reliable. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

TAXES

All taxes are considered approximate. Seller will pay the 2013 and prior years' taxes.

CROPS, FSA PAYMENTS, INSURANCE

Buyers to receive all 2013 planted wheat crop and all 2014 FSA payments. Buyer shall be responsible for Federal Crop Insurance premiums.

MINERALS

Tract 1: All Seller's interest goes to Buyer. Tracts 2 & 3: Seller reserve all their 1/2 interest for 10 years.

EASEMENTS

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

SURVEYS

Property will sell by legal description only.

WATER

All water rights owned by Seller shall go to Buyers. All Bidders should satisfy themselves as to their individual water concerns. Neither Seller nor Shay Realty, Inc. is making any warranties pertaining to water availability.

POSSESSION

Possession shall be at Closing.

AGENCY

The Listing Broker with Shay Realty, Inc. is the Seller's Agent. No compensation for other agents available for this transaction.



SHAY REALTY, INC.

Rodney W. Shay
Listing Broker - Auctioneer
For more info, call 785-332-2566

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

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

800-476-7185

WWW.SHAYREALTY.COM

ON-LINE BIDDING

To register to bid on-line
go to www.shayrealty.com
or call 785-332-2566

All information herein is believed to be correct. Shay Realty, Inc. makes no warranties either expressed or implied.