



CULTIVATION

GRASSLAND

RETIRED C.R.P.

AUCTION



FOR: GAIL and DOUG SLOAN MONDAY, MAY 10TH, 2010

AUCTION LOCATION: Graham County Courthouse 410 N. Pomeroy St. Hill City, Kansas **TIME: 10:00a.m.**

1280 ACRES MORE OR LESS GRAHAM COUNTY, KS

MANNER OF SALE: Tracts to sell individually



Tract 1: Cropland / Expired C.R.P. and Tree Cover

TRACT 1

LEGAL DESCRIPTION: Northwest Quarter (NW/4) of Section Three (3) Township Eight (8) South, Range Twenty Three (23) West of the 6th P.M. Graham County, Kansas

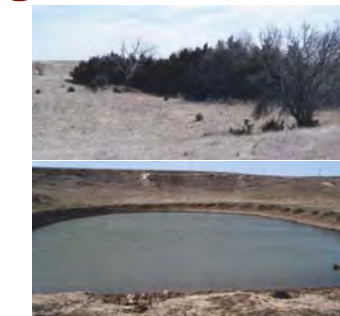
F.S.A. INFORMATION:
114.3 acres cropland/expired C.R.P.
46.4 acres grassland & tree cover

LAND LOCATION:
From Hill City, Kansas- 2 miles North on 283 Hi-Way and 1&1/2 miles West

GENERAL INFORMATION: This farm affords tree cover meandering through providing wildlife habitat

TRACT 2

LEGAL DESCRIPTION: Northwest Quarter (NW/4) of Section Twenty One (21) Township Six (6) South, Range Twenty Two (22) West of the 6th P.M. Graham County, Kansas



Tract 3: Windbreak and Pond Water

F.S.A. INFORMATION:

149.68 acres cropland/expired C.R.P.
8.35 acres C.R.P. @ \$27.54/acre
Contract ending 2010 with 100% payment to the landowner
Purchaser to receive the 2010 payment
Wheat Base: 69.3 acres

LAND LOCATION:
From Hill City, Kansas- 10 miles North on 283 Hi-Way, 3 miles East and 1/2 mile North

TRACT 3

LEGAL DESCRIPTION: All of Section Three (3) Township Seven (7) South, Range Twenty Three (23) West of the 6th P.M. Graham County, Kansas

F.S.A. INFORMATION:
285.6 acres cropland/expired C.R.P.
350.0 acres grassland

LAND LOCATION:
From Hill City, Kansas- 8 miles North on 283 Hi-Way, 1 mile West

GENERAL INFORMATION: This farm has an established wind break for livestock and wildlife protection. The grassland is watered by pond and water well.

TRACT 4

LEGAL DESCRIPTION: Northwest Quarter (NW/4) of Section Ten (10) Township Seven (7) South, Range Twenty Three (23) West of the 6th P.M. Graham County, Kansas

F.S.A. INFORMATION:
97.0 acres cultivation (idle)
70.84 acres grassland and tree cover
Wheat Base: 69.4 acres
Grain Sorghum Base: 27.4 acres

LAND LOCATION:
From Hill City, Kansas- 8 miles North on 283 Hi-Way, 2 miles West & 1 mile South

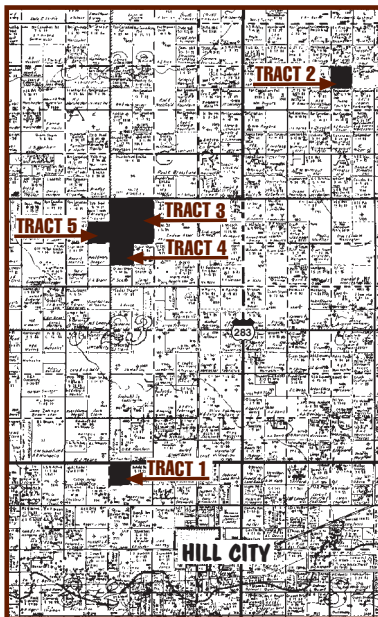
GENERAL INFORMATION: This farm has bottom land and upland cultivation with excellent tree cover for livestock, wildlife protection and habitat. The grassland is watered by well water.

TRACT 5

LEGAL DESCRIPTION: Southeast Quarter (SE/4) of Section Four (4) Township Seven (7) South, Range Twenty Three (23) West of the 6th P.M. Graham County, Kansas

F.S.A. INFORMATION:
47.5 acres cultivation (idle)
110.8 acres grassland
Wheat Base: 31.6 acres
Grain Sorghum Base: 14.1 acres

LAND LOCATION:
From Hill City, Kansas- 8 miles North on 283 Hi-Way, 2 miles West & 1/2 mile South



TERMS AND CONDITIONS ON ALL TRACTS

TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 9th, 2010 or as soon as title requirements, if any, can be corrected.

POSSESSION: Immediate on the grassland, cultivation and cropland/expired C.R.P. acres. Possession is subject to an existing C.R.P. contract on 8.35 acres with the purchaser receiving the 2010 payment.

MINERALS:

For all **aforedescribed tracts and legals except W/2 of 3-7-23W 6 P.M.**

Except and Reserving unto grantors, their heirs, executors, administrators and assigns an undivided one-half of their interest in and to the oil, gas and other minerals in and under the **aforedescribed real estate** for a period of 15 years from date of May 10th, 2010, and as long thereafter as oil and gas or other minerals are being produced and mined from said land or operations, or developments for oil and gas or other minerals are being conducted together with the right of ingress and egress for the purpose of drilling, mining and exploring said land for oil, gas and other minerals reserved and excepted herefrom. This reservation unto grantor shall be non-participating as to all bonuses and delay rentals, and the grantee(s), his heirs and assigns shall have the sole and exclusive right to execute and convey oil and gas leases, provided however, that such lease shall reserve, at least, the usual one-eight royalty interest. Grantee further agrees to accept any reasonable offer of an oil and gas lease covering the captioned premises.

For W/2 of 3-7-23W 6 P.M.

Excepting and Reserving unto grantors their heirs, executors, administrators and assigns all their interest in and to the oil, gas and other minerals in and under the **aforedescribed real estate** for a period of 15 years from date of May 10th, 2010 and as long thereafter as oil and gas or other minerals are being produced and mined from said land or operations, or developments for oil and gas or other minerals are being conducted together with the right of ingress and egress for the purpose of drilling, mining and exploring said land for oil, gas and other minerals reserved and excepted herefrom.

TAXES: Seller to pay all 2009 and prior taxes. Purchaser to pay 2010 and subsequent taxes.

AGENCY DISCLOSURE: Farmland Auction & Realty Co., Inc. is the agent for the Seller. If purchaser desires representation, legal counsel is advised.



Tract 4: Bottom Land Cultivation, Tree Cover and Water Well

NOTE: The majority of this land is in an abundant wildlife area and offers tree protection for both livestock and wildlife habitat. The cultivation consists of both bottom land and upland with good yields. Announcement made day of sale take precedence over printed material



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