



Reno & Edwards County, Kansas

LAND AUCTION

647 acres

Offered in 4 Tracts

RENO COUNTY

2 Farms near Abbyville, KS
Frontage on Hwy 50
Funmar-Traver & Nash
Silt Loam Soils

EDWARDS COUNTY

411± Acres offered in 2 Tracts
South of Kinsley, KS
250± Irrigated Acres
Farnum & Funmar Loam Soils



Tract 2

Tracts 3 & 4

Wednesday, November 13

236± Acres in 2 Tracts - Reno County - 9:30am

held at Dutch Kitchen Restaurant, Huntchinson, KS

411± Acres in 2 Tracts - Edwards County - 3:00pm

held at Kinsley City Hall Community Room, Kinsley, KS

Online Bidding Available



800.451.2709
SchraderAuction.com



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LAND AUCTION

647 acres

Wednesday, November 13

Online Bidding Available

Offered in 4 Tracts

A quality offering of Central Kansas farmland in Reno and Edwards Counties. Included are 79± acres and 157± acres located in Reno County, near the community of Abbyville, offered as individual tracts. The Edwards County farm is 411± acres total, offered in two tracts. Currently there are 250± wet acres under pivot, with the balance in dryland.

9:30 AM – 236± ACRES IN RENO COUNTY

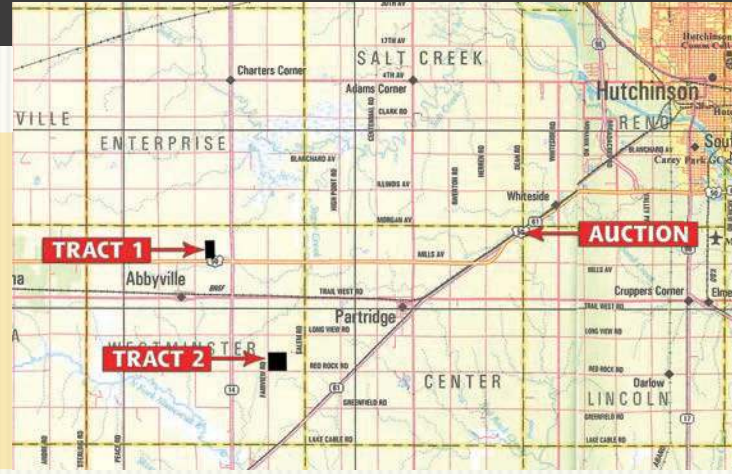
TRACT 1: 79± acres located just north of Abbyville in Reno County. A quality dryland farm that is easily accessible off of Hwy 50. Predominant soil types are Funmar-Taver Loams.

TRACT 2: 157± acres located just east of Abbyville in Reno County. A very nice dryland farm with access from two sides. Predominant soil types of Nash Silt Loam and Nalim Loam.

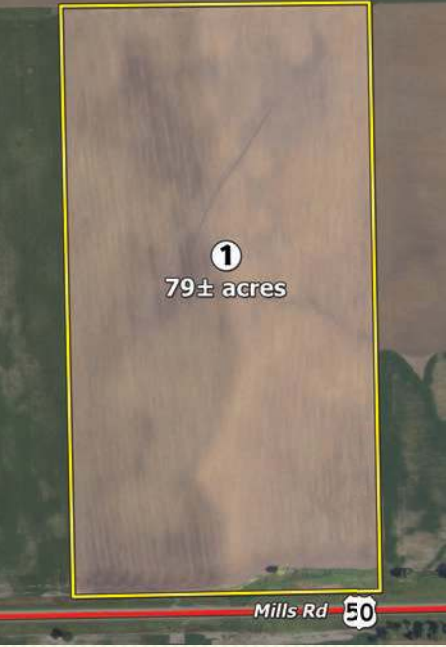
INSPECTION DATE (Meet on Tract 1)
Wednesday, November 6 • 9:00 - 11:00 AM

TO PROPERTY: Tract 1: Located just north of Abbyville on Hwy 50. **Tract 2:** From Hwy 50 & Sage Rd go south for 3 miles, turn left on Red Rocks Road and travel for 1 mile and farm will be on left.

TO AUCTION SITE: Dutch Kitchen Restaurant, 6803 KS-61, Hutchinson, KS 67501. Located along Hwy 50 just southwest of Hutchinson, KS.



E/2, SW/4 - S3, T24S, R8W

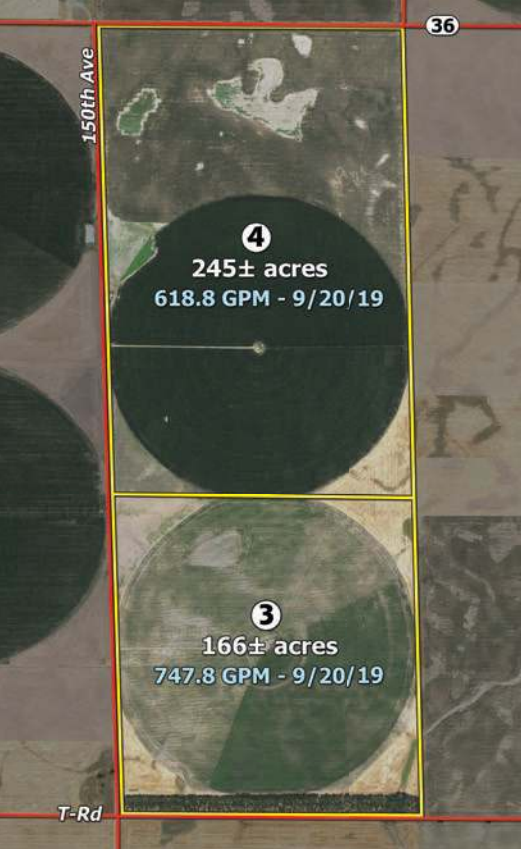


SW4 - S24, T24S, R8W



3:00 PM – 411± ACRES IN EDWARDS COUNTY

W/2 - S4, T26S, R18W



TRACT 3: 166± acres located south of Kinsley in Edwards County. Quality irrigated farm with 125± wet acres under pivot. Soils are predominantly Farnum and Funmar loams. This farm also features a row of thick timber on the south side, making for additional wildlife habitat.

TRACT 4: 245± acres located south of Kinsley in Edwards County. 125± wet acres under pivot with the balance of the farm dryland acres. Predominant soils are Farnum and Funmar loams.



INSPECTION DATE (Meet on Tract 4)
Wednesday, November 6 • 3:00-5:00 PM

TO PROPERTY: Tracts 3 & 4: From Kinsley go south on Hwy 183 for 6 miles to County Road 36. Turn left on 36 and travel for 4.5 miles and farm will be on your right.

TO AUCTION SITE: Kinsley City Hall, 721 Marsh Ave, Kinsley, KS 67547. Located in community of Kinsley at intersection of Marsh Ave & E 8th St.



AUCTION MANAGER: BRENT WELLINGS • 972-768-5165

800.451.2709 • www.SchraderAuction.com

TERMS & CONDITIONS

PROCEDURE: Tracts will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the Bid Price and included in the Contract Purchase Price.
APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by warranty deed.
EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".
CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.
POSSESSION: Possession of the land shall be at closing.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this

auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.
ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.
AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible

for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.
OWNER: Joyce T. Hasty Living Trust

