

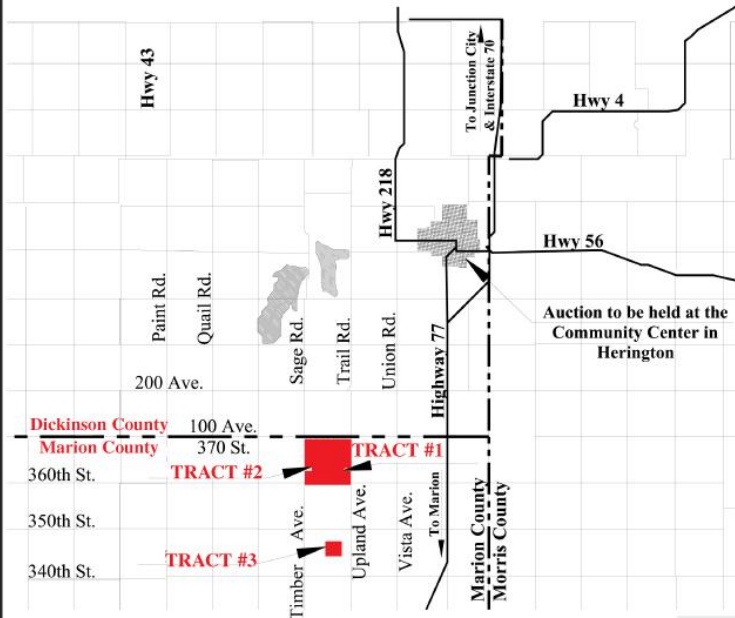


LAND AUCTION

THURSDAY, OCTOBER 13, 2011 — 7:00 PM



Sale held at the Herington Community Center, 801 S. Broadway — **HERINGTON, KANSAS**



**MARTHA R.
MELCHER TRUST**

**675 ACRES
M/I
OF
MARION COUNTY
FARMLAND**

GENERAL INFORMATION: It's not often you have a chance to purchase over a section of good productive farmland in this area. Also an added bonus of oil production in the area.

LEGAL DESCRIPTION: **TRACT #1: 385 acres** M/L in Section 4, Township 17, South, Range 4 East of the 6th P.M., Marion County, KS. **TRACT #2: 250 acres** M/L in the west 1/2 of Section 4, Township 17, South, Range 4 East of the 6th P.M., Marion County, KS. **TRACT #3: 40 acres** M/L in the SW 1/4 of the NE 1/4 of Section 16, Township 17, South, Range 4 East of the 6th P.M., Marion County, KS.

MINERAL RIGHTS: There is an active oil well on the SE 1/4 of Section 4. Tract #1. It and all mineral rights convey to the new owners which are subject to the existing leases for all tracts.

FSA INFORMATION: **Tract #1 377.8 ac** M/L all grass. **Tract #2 243.7 ac** M/L cropland. **Tract #3 36.3 ac** M/L cropland. Yields for Tracts #1 and #2:

Wheat	Corn	Milo	Beans
56.8	27.2	82.6	77.1
8.5	4.0	12.3	11.5
31	54	47	20

SOIL TYPES: **Tract #1** Mainly clime-sogn complex with some irwin silty clay loam. **Tract #2** Mainly irwin silty clay loam with some clime silty clay loam. **Tract #3** Predominately clime silty clay with a small amount of irwin clay loam in SE corner.

EXISTING CROPS: **Tract #1** All grass.
Tract #2 All in beans.
Tract #3 Wheat stubble.

POSSESSION: **Tract #1** Pasture at closing.
Tract #2 Tillable ground upon harvest of 2011 crop.
Tract #3 Is wheat stubble immediately after escrow.

TERMS & CONDITIONS: 10% due day of sale with balance due by November 11, 2011. If for some reason Buyer is unable to close by November 11, 2011, Buyer will pay 10% per annum interest on the unpaid balance from November 11, 2011 until the date sale is closed.

2011 **real estate taxes** and all prior years will be paid by the Seller. **Title Insurance** will be used with the cost split equally between Buyer and Seller.

Wyatt Land Title, Abilene, KS, will escrow the contract and earnest money. Escrow charges will be split equally between Buyer and Seller. **Reynolds Real Estate & Auction Company** will be acting as "Sellers Agents". Property is selling "as is" with no guarantees or warranties made by Seller or auction company. Announcements made day of auction take precedence over printed matter. All information given is from sources deemed reliable, but not guaranteed. Property selling subject to easements, restrictions and reservations if now existing.

SELLER: Trustees of the Martha R. Melcher Revocable Living Trust

Dan Reynolds, Listing Agent • Call Dan for more information at 785-479-0203
RJ Reynolds, Auctioneer/Cooperating Broker



SALE CONDUCTED BY:

REYNOLDS

Real Estate & Auction Co.
785-263-7151 or 888-263-7151

