

Southwest Kansas
SOUTH OF GARDEN CITY - FINNEY COUNTY

1,750+ Acres

(1.71 taxable acres per Finney Co.)
Offered in 18 Land Tracts & 5 Mineral Tracts

- 10 Irrigated Circles
- Oil & Gas Income
- 3 Homes, Excellent Buildings & Grain Storage

LAND AUCTION

TUESDAY, FEBRUARY 26 • 10AM
Auction Held at the Clarion Inn - Garden City, KS



EXCELLENT OPPORTUNITY TO PURCHASE IRRIGATED SOUTHWEST KANSAS FARMLAND

TAXABLE ACRES		
Auction Tract	Estimated Acres	Taxable Acres
1	160	309.3 Acres Taxable per Finney Co.
2	154	
3	6	
4	160	161.2 Acres Taxable per Finney Co.
5	145	
6	145	614.1 Acres Taxable per Finney Co.
7	155	
8	130	
9	9.5	
10	26	
11	5.5	
12	14	
13	10	
14	5.5	
15	5.5	
16	6	629.2 Acres Taxable per Finney Co.
17	8	
18	615	

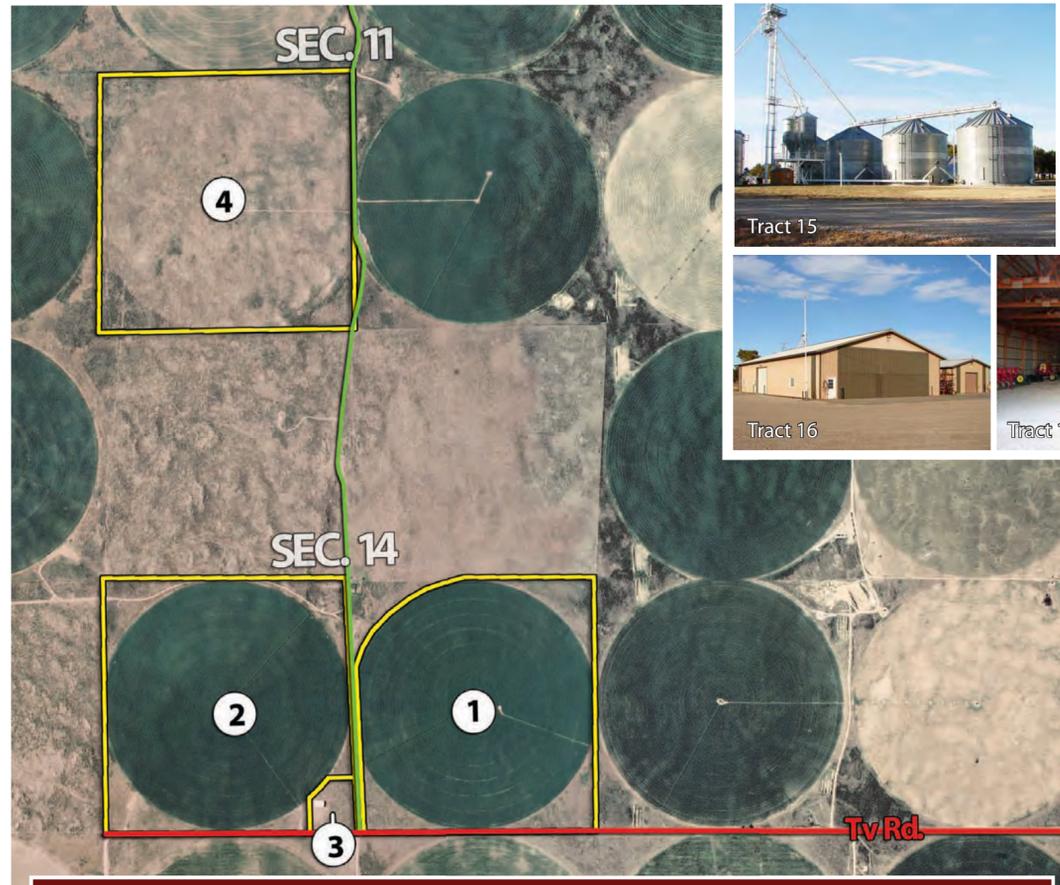
TRACT 1: 150+/- Acres with approximately 122+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands.
TRACT 2: 154+/- acres with approximately 125+/- acres both pivot irrigated and tillable per FSA. Soils are Valent Fine Sands and Valent-Vona Loamy Fine Sands.
TRACT 3: 6+/- Acres with 60 X 96 Open Face Morton Hay Barn.
TRACT 4: 160+/- Acres of pasture grass. This parcel was formally farmed and has 67.4 acres of corn base and 4.5 acres of wheat.
TRACT 5: 145+/- Acres with approximately 125+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands.
TRACT 6: 145+/- Acres with approximately 121+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands, Vona Fine Sand and Otero-Ulysses.
TRACT 7: 155+/- Acres with approximately 126+/- acres both pivot irrigated and tillable per FSA. Soils are Valent-Vona Loamy Fine Sands.



TRACT 8: 130+/- Acres with approximately 124+/- acres tillable per FSA, with 116+/- acres under center pivot irrigation. This tract also includes 7.9 acres of CRP with a contract that expires 09/30/2017. Soils are Vona Loamy Fine Sand and Valent-Vona Loamy Fine Sands.
TRACT 9: 9.5+/- Acre building site with 48 X 90 X 12 and 24 X 25 Morton Buildings, serviced with its own domestic well and septic system.
TRACT 10: 26+/- Acres with 900 head dry lot including 500' of fence line bunks.
TRACT 11: 5.5+/- Acres with a 3,452 Sq Ft split level house built in 1965. This house has central air and natural gas heat with 4 bedrooms and 3 baths. Included is a 48 X 45 Morton Building that is insulated with concrete floor, 24 X 38 Co-op Building that is heated, insulated with concrete floor, 14 X 60 Chicken House and 16 X 70 Carport.
TRACT 12: 14+/- Acres with 72 X 144 X 14 Morton Building that has 30 X 14 sliding doors.
TRACT 13: 10+/- Acres with a 1,548 Sq Ft bungalow house built in 1920. This house has central air and natural gas heat with 3 bedrooms and 2 baths. Included is a 40 X 120 Behlen Building that has a concrete floor, 24 X 35 Co-op Building that is heated, insulated with concrete floor, 30 X 60 wooden machine shed, 35 X 50 barn, 2 22 X 30 2-car garages 18,000 Bu. Behlen grain bin and 35 X 120 concrete silage bunker.
TRACT 14: 5.5+/- Acres with a 2,288 Sq Ft ranch style house built in 1965. This house



has central air and natural gas heat with 4 bedrooms and 2 baths. Included is a 50 X 100 Behlen Building, 24 X 38 Co-op Building that is heated, insulated with concrete floor and a 24 X 36 4 car garage with concrete floor.
TRACT 15: 5.5+/- Acres with 24 X 48 Morton Office/Scale House that has 3 offices, 1 bathroom and a kitchenette. Also included is a 60 X 144 Morton open face Hay Barn, 95,000 Bu Behlen grain bin with natural air and tube, 4 32,000 Bu Behlen grain bins with natural air and tube, 140' Schagel grain leg, 2 2,500 Bu Behlen overhead Load outs and a J-Star axel Scale.
TRACT 16: 6+/- Acres with 52 X 100 X 14 heated Morton shop that is insulated and has a concrete floor with a 14 X 32 sliding door and a 14 X 42 bi-fold door. Also included is a 66 X 144 X 14 Morton Building with 14 X 32 sliding door, 30 X 35 heated Morton shop that is insulated and has a concrete floor with a 12 X 15 sliding door, 11,500 gal Hoidale Diesel Storage Tank with pump and a 7,500 gal Hoidale Diesel Storage Tank with pump.
TRACT 17: 8 +/- Acres with an 800 Sq Ft cabin. This cabin has natural gas stove with a kitchen, 2 bedrooms and 1 bath.
TRACT 18: 615+/- Acres with approximately 598+/- acres tillable per FSA, with 488.0+/- acres under center pivot irrigation. This tract also includes 103.1 acres of CRP under two contracts that expires 09/30/2017. Soils are Otero-Ulysses, Vona Loamy Fine Sand, Ulysses Silt Loam and Manter Fine Sandy Loam.

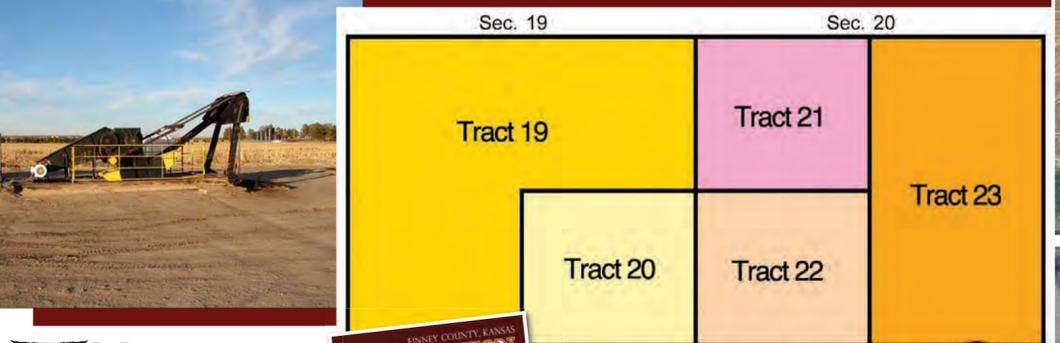


INSPECTION DATES:
Tuesday, January 29
 3:00PM - 5:00PM
Monday, February 11
 4:00PM - 6:00PM
Monday, February 25
 3:00PM - 5:00PM
 Meet an Auction Representative at Tract 15 for Additional Information.

MINERAL TRACTS

TRACTS 19 - 23: These tracts consist of the minerals rights which are being sold separately from the surface rights. Bids on a mineral rights tract may be made separately or in combination with any other mineral rights and/or surface rights tract(s). All mineral rights tracts include the Seller's interest in the oil, gas and other minerals and the Seller's interest in any lease(s) pertaining thereto. For more information, contact Schrader Auction Company 800-451-2709.

TRACT 19: Undivided 25% mineral rights interest with respect to the NE 1/4 & W 1/2 of Section 19-26-33.
TRACT 20: Undivided 50% mineral rights interest with respect to the SE 1/4 of Section 19-26-33.
TRACT 21: Undivided 50% mineral rights interest with respect to the NW 1/4 of Section 20-26-33.
TRACT 22: 100% mineral rights interest with respect to the SW 1/4 of Section 20-26-33.
TRACT 23: 100% mineral rights interest with respect to the E 1/2 of Section 20-26-33.

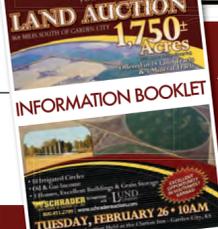


SCHRADER
Real Estate and Auction Company, Inc.

In Cooperation with **LUND COMPANY**

OWNER: **STONE FAMILY FARMS**

800-451-2709
www.schraderauction.com



ONLINE BIDDING

You may bid online during this auction at www.schraderauction.com. You must register by February 19th to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

Contact Auction Company for a detailed information packet including FSA information, tax summaries, soils summaries, well & power unit information and preliminary title policies.

