ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. All FSA information is subject to change, including but not limited to the number of cropland acres, grassland acres, base acreages and yields. FSA acres may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

ACCEPTANCE OF BIDS: The successful bidders will be required to enter into a real estate purchase contract immediately following the auction.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyers. Title evidence will be provided on sale day. No exceptions. Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Sellers nor HomeLand Realty & Auction, its agents or representatives, are making any warranties about this property, either expressed or implied.

INSPECTIONS: No combinations of tracts. Land will be offered in 2 individual tracts only. Auction procedure and increments of bidding are at the sole discretion of the auction company.

MARK OF SALE: Land will be offered in 2 individual tracts only. Auction procedure and increments of bidding are at the sole discretion of the auction company.

TERMS: 10% down on the day of sale, with the balance to be paid on or before December 9, 2017. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by Quality Title & Abstract of Colby, KS. Bidding is not contingent upon financing. If necessary, financing needs to be prearranged and approved prior to the auction. Announcements made day of sale take precedence over printed material and previously made oral statements.

WATER RIGHTS: Shall pass with the land to the buyers.

MINERAL RIGHTS: Tracts 1 & 2: The Mineral Rights on this property are reserved for 20 years.

CROPS: There are currently no growing crops on this property.

FSA INFORMATION: This farm is enrolled in ARC County. Any future FSA payments will follow the crops and will be paid pursuant to FSA regulations.

CLOSING & POSSESSION: Date of closing to be on or before December 9, 2017. TRACT 2 - PERSONAL PROPERTY INCLUDED: Solar Powered Pump, Windmill, 15 ft. Fiberglass Tank, 2- Concrete Tanks, Roundtop Quonset 32x48 dirt floor. All fencing on this property is owned by Seller and goes with the land. Personal property ‘AS IS’.

Agent’s Remarks: Ideal situation for the cattleman and the farmer. This property is located on a good gravel road. For more information contact Jerry.