

**INSPECTION DATES:**  
 WEDNESDAY, JUNE 4TH • 10AM - NOON  
 WEDNESDAY, JUNE 18TH • 3PM - 5PM  
 MONDAY, JUNE 30TH • 3PM - 5PM

Meet a Schrader Auction Representative at the Home on Tract 2 for More Information.

**TRACT 8:** From Moscow at the corner of Hwy. 56 & Rd. 20 go north 4.5 miles on Rd. 20 to the SW corner of Tract 7.  
**TRACT 7:** From Moscow at the corner of Hwy. 56 & Rd. 20 go East 2 miles on Hwy. 56 to the SW corner of Tract 7.  
**TRACT 6:** From Moscow at the corner of Hwy. 56 & Rd. 20 go south 4.5 miles on Rd. 20 to Rd. U, then go West 1 mile to the NE corner of Tract 6.  
**TRACT 5:** 56 & Rd. 20 go South .5 miles on Rd. 20 to Rd. Y then go East 1 mile to the SW corner on North Tract 1.  
**TRACTS 1-5:** (South portion of Tract 1) From Moscow at the corner of Hwy. 56 & Rd. 20 go South 1.5 miles on Rd. 20 to the NW corner of South Tract 1. (North portion of Tract 1) From Moscow at the corner of Hwy. 56 & Rd. 20 go East 1 mile to the SW corner on North Tract 1.



**AUCTION LOCATION:**  
 MEMORIAL HALL - HUGOTON, KS.  
 Memorial Hall 200 E 6th St. Hugoton, KS 67951.  
 From Hugoton, KS, South Main Street turn East on 6th Street and travel one block.

**Moscow, Kansas Land Auction 2,752 Acres**  
 Stevens & Grant Counties

# Moscow, Kansas Land Auction

Stevens & Grant Counties

- Mostly Irrigated Farmland
- Beautiful Home & Farm Headquarters
- Investment Opportunity

**2,752 Acres**  
 IN 8 TRACTS



*Excellent Water!  
 Excellent Soils!*

**ONLINE BIDDING AVAILABLE**

**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 In cooperation with

**TUESDAY, JULY 1 • 1PM**  
 Held at the Memorial Hall - Hugoton, Kansas

**LUND COMPANY**  
 Call 800.451.2709  
 SchraderAuction.com

**AUCTION TERMS & CONDITIONS**

**BIDDING PROCEDURE:** All tracts will be offered individually, in any combination or as a whole unit. Bidding on individual tracts and combinations will compete until the end of the auction. The final bids are subject to the Seller's acceptance or rejection.

**PURCHASE CONTRACT:** Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 2% buyer's premium.

**DOWN PAYMENT:** 10% of the purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. Contact the Auction Company to pre-register or visit [www.schraderauction.com](http://www.schraderauction.com) for a pre-registration form. If a bidder does not pre-register on or before Tuesday, June 24, any person checking for the down payment must be accompanied by a bank letter confirming the bidder's financial ability to perform or the first \$25,000 of the down payment, per tract, must be paid with bank certified funds. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING.

**CLOSING AND ARE CAPABLE OF PAYING CASH AT CLOSING.** Closing will be on or before July 31, 2014, or as soon as possible thereafter upon completion of the survey (if applicable), the final title commitment and Seller's closing documents.

**FALL CROPS:** After closing, Seller will have the right to harvest any remaining fall-planted crops not harvested prior to closing.

**SPRING CROPS:** At closing, Buyer shall acquire the growing spring-planted crop and shall reimburse Seller for all of Seller's costs and expenses related to such crop through the auction date or closing date, as applicable. Buyer will have access to the land and growing crops prior to closing and may take over the farming operations with respect to such crops provided that Buyer signs a pre-closing access agreement acceptable to Seller. Contact the Auction Company for more details.

**REAL ESTATE TAXES:** Buyer will pay all taxes assessed for the calendar year 2014 except that, with respect to Tract 2, such taxes will be prorated to the date of closing.

**EVIDENCE OF TITLE:** Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller and Buyer will share equally in the cost of a standard owner's title insurance policy (but any issuance credit will be allocated to Seller).

**DELIVERY OF TITLE:** The property will be conveyed by Special Warranty Deed, free and clear of liens but otherwise subject to all matters of record and other permitted exceptions described in the purchase contract.

**NON REFRAL:** The matters of record and other permitted exceptions described in the purchase contract.

**OWNERS:** 2717 LLC

**STOCK PHOTOGRAPHY:** Some photos are for illustrative purposes only and are not of the auction property.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its agents and representatives are exclusively the agents of the Seller.

**CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Auction Company reserve the right to include any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

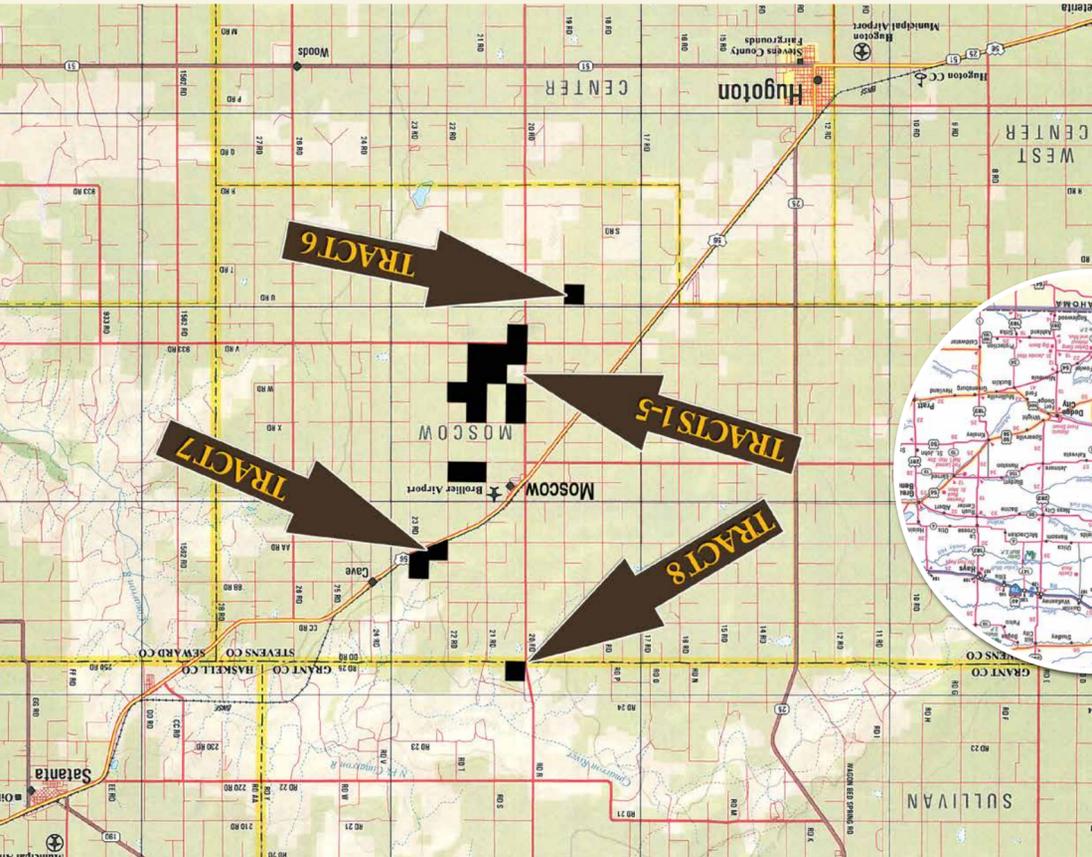
**CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED AS IS, WHERE IS, NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by parties relying on it. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

**TRACT MAPS/ACRES:** Tract maps and stated acres are approximations based on county parcel data and surveyed acres.

**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be stated with auction current legal descriptions and/or aerial mapping and are not provided as survey products.

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**Moscow, Kansas Land Auction 2,752 Acres**  
 Stevens & Grant Counties

**SCHRADER**  
 Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Dr.  
 Columbia City, IN 46725

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Rex Defoe Schrader KS LIC.# BR00043237

800.451.2709  
 SchraderAuction.com

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	31		
20	21	22	23	24	25	26
13	14	15	16	17	18	19
6	7	8	9	10	11	12
		1	2	3	4	5

JULY 2014

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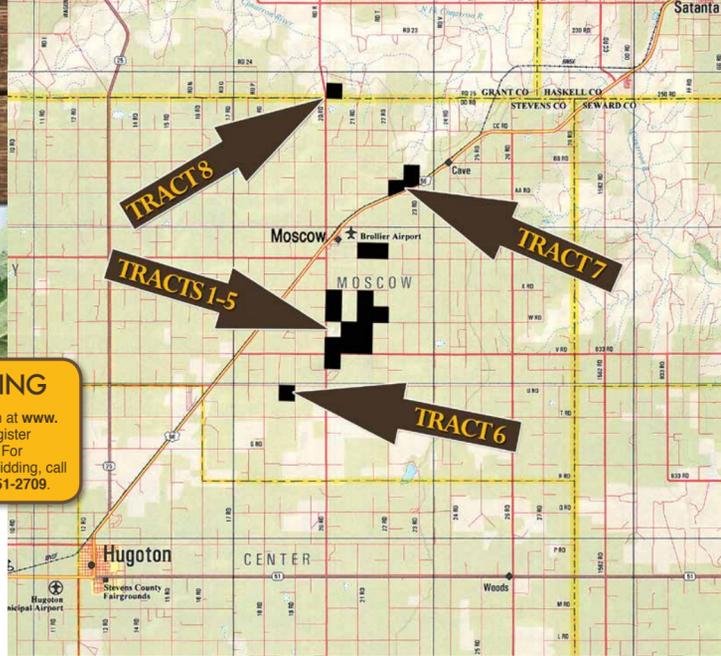
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- Mostly Irrigated Farmland

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IN 8 TRACTS

**ONLINE BIDDING**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by Tuesday, June 24<sup>th</sup> to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



TRACTS 1-5

**TRACT 1:** 625+/- Acres with approximately 612+/- acres tillable per FSA, with 491+/- acres under pivot. The soils are mostly Belfon, Bigbow, Zella and Hugoton Loam and Fine Sandy Loam. Water lines service the north portion of Tract 1 via a well on the south portion of Tract 1.

**TRACT 2:** 12+/- Acres with beautiful 2,320 sq. ft. brick ranch home with full basement. This Tract also includes a 3,058 sq. ft. heated shop, 11, 154 sq. ft. concreted machine shed with heat, 1,093 sq. ft. metal office building and cattle pens with load-out.

**TRACT 3:** 799+/- Acres with approximately 785+/- acres tillable per FSA, with 610+/- acres under pivot. Soils are mostly Belfon, Hugoton, Zella loam and Fine Sandy Loam.

**TRACT 4:** 319+/- Acres with approximately 313+/- acres tillable per FSA, with 244+/- acres under pivot. Soils are mostly Belfon, Dalhart, and Eva- Optima Loamy Fine Sand and Fine Sandy Loam.

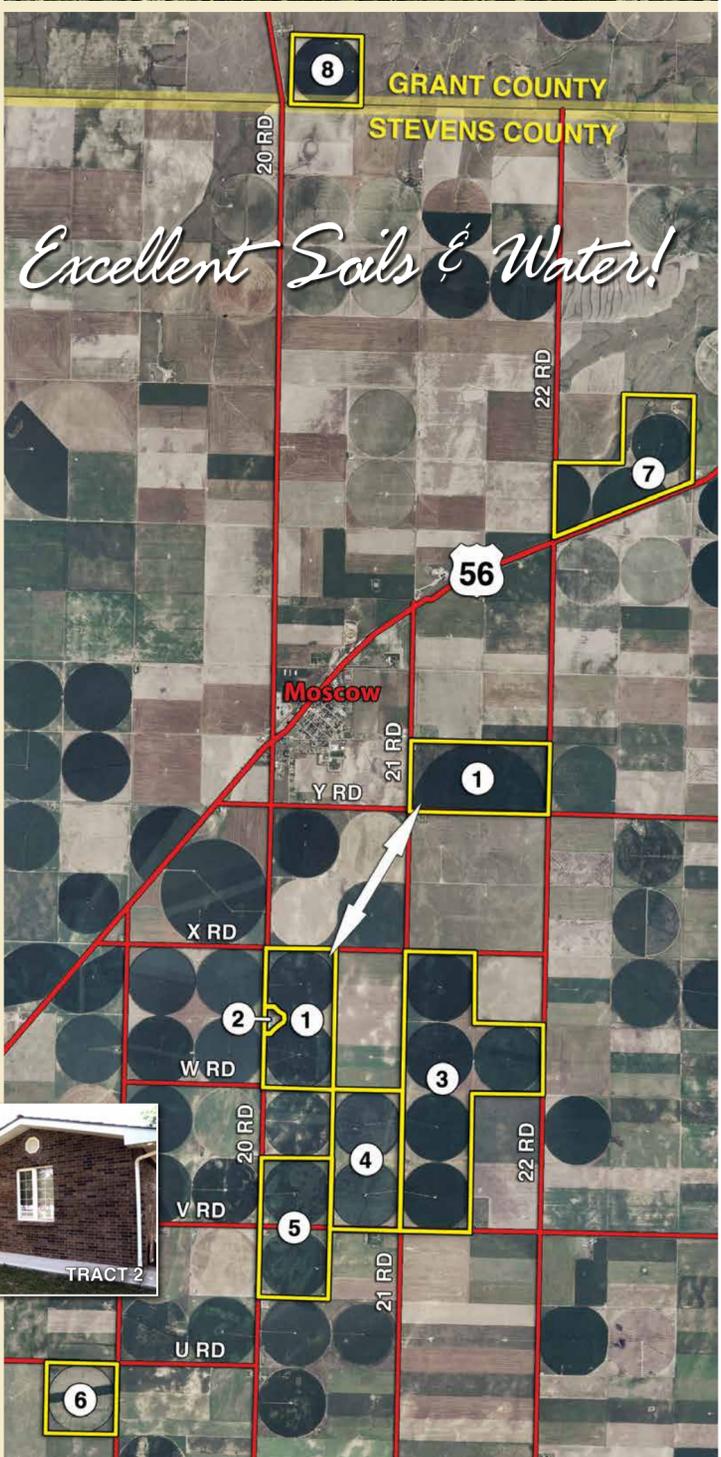
**TRACT 5:** 320+/- Acres with approximately 306+/- acres tillable per FSA, with 245+/- acres under pivot. There are currently 60.8 acres enrolled in CRP that expires 9/30/2017. Soils are mostly Eva-Optima, Bigbow and Forgam Loam and Loamy Fine Sand.



TRACT 1 (North)



TRACT 5



*Excellent Soils & Water!*



TRACT 2

TRACT 2



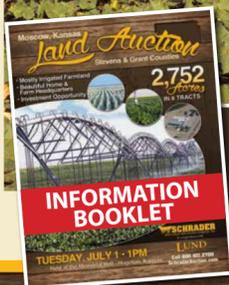
TRACT 3



TRACT 5



TRACT 4



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials, Including Flow Meter Testing Information.



TRACT 7

**TRACT 7:** 359+/- Acres with approximately 303+/- acres tillable per FSA, with 244+/- acres under pivot. Soils are mostly Atchison Clay Loam and Fine Sandy Loam.



TRACT 7



TRACT 7



TRACT 7



TRACT 8 - Grant County

**TRACT 8:** 159+/- Acres with approximately 154+/- tillable per FSA, with 122+/- acres under pivot. Soils are mostly Hugoton and Atchison Loams.



TRACT 3

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