

Auction held at the Clarion Inn
1911 East Kansas Ave., Garden City, KS 67846

27 Irrigation Circles

9,480± Acres

Offered in 5 Tracts

ONLINE BIDDING AVAILABLE



TUESDAY, MAY 24TH AT 10:00 AM

KANSAS LAND AUCTION

Finney & Haskell Counties

SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709
schraderauction.com

Excellent
Cattle Ranch
Water • Fencing
950 Head Yard;
Up to 20,000 head
annual carrying capacity

KANSAS LAND AUCTION
Finney & Haskell Counties
Offered in 5 Tracts
9,480± Acres

Finney & Haskell Counties

KANSAS LAND AUCTION

TUESDAY, MAY 24TH
10:00 AM

9,480± Acres

Offered in 5 Tracts

Auction held at the Clarion Inn
1911 East Kansas Ave., Garden City, KS 67846

SCHRADER
Real Estate and Auction Company, Inc.

P.O. BOX 508 • 950 North Liberty Drive
Columbia City, IN 46725

KANSAS:
Rex D. Schrader, II BR00216757
Schrader Real Estate & Auction Co., Inc. CO90084010



Get our new iOS App



Follow us on:



800-451-2709

www.SchraderAuction.com

Excellent

Cattle Ranch
Water • Fencing
950 Head Yard; Up to 20,000
head annual carrying capacity
27 Irrigation Circles



ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • schraderauction.com



MAY 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



9,480± Acres

Offered in 5 Tracts

Finney & Haskell Counties

KANSAS LAND AUCTION

TUESDAY, MAY 24TH AT 10:00 AM



AUCTION LOCATION: Clarion Inn, 1911 East Kansas Ave., Garden City, KS 67846. From the intersection of US Hwy 83 & East Kansas Ave. (Hwy 156) drive SW on East Kansas Ave. to Campus Dr. The Auction Site is on the right.

PROPERTY DIRECTIONS:

TRACTS 1, 2, 4, 5: Drive South of Garden City on US 83 – 19 miles to 50 Rd, then West 9 miles to DD Rd, turn North. Go 1 mile to Headquarters.

TRACT 3: Drive South of Garden City on US 83 – 19 miles to 50 Rd, then go West 7 miles to FF Rd, go North 2 miles to Tract 3.

TRACT DESCRIPTIONS:

TRACT 1: 3057± ACRES with 2000 under Pivot Irrigation for a total of 16 pivots. 950 head backgrounding lot with 1,000 feet bunk space, excellent fence, pipe corrals with working chutes and vet barn. Also comes with farm shop, approx. 40,000 bushels grain storage, silage pit, 3 houses and 1 mobile home and a new office building approx. 2500 sq ft. This tract is set up for an outstanding irrigated grazing operation, individually fenced pivots with stock tanks and corrals throughout.

TRACT 2: 975± ACRES with 768 acres under pivot irrigation consisting of 6 pivots. *Note: This tract comes with an electrical transmission line easement payment on East side of property, in excess of \$40,000 annual payment with 36 years remaining on lease.*

TRACT 3: 648± ACRES with 500 under pivot irrigation for a total of 4 pivots.

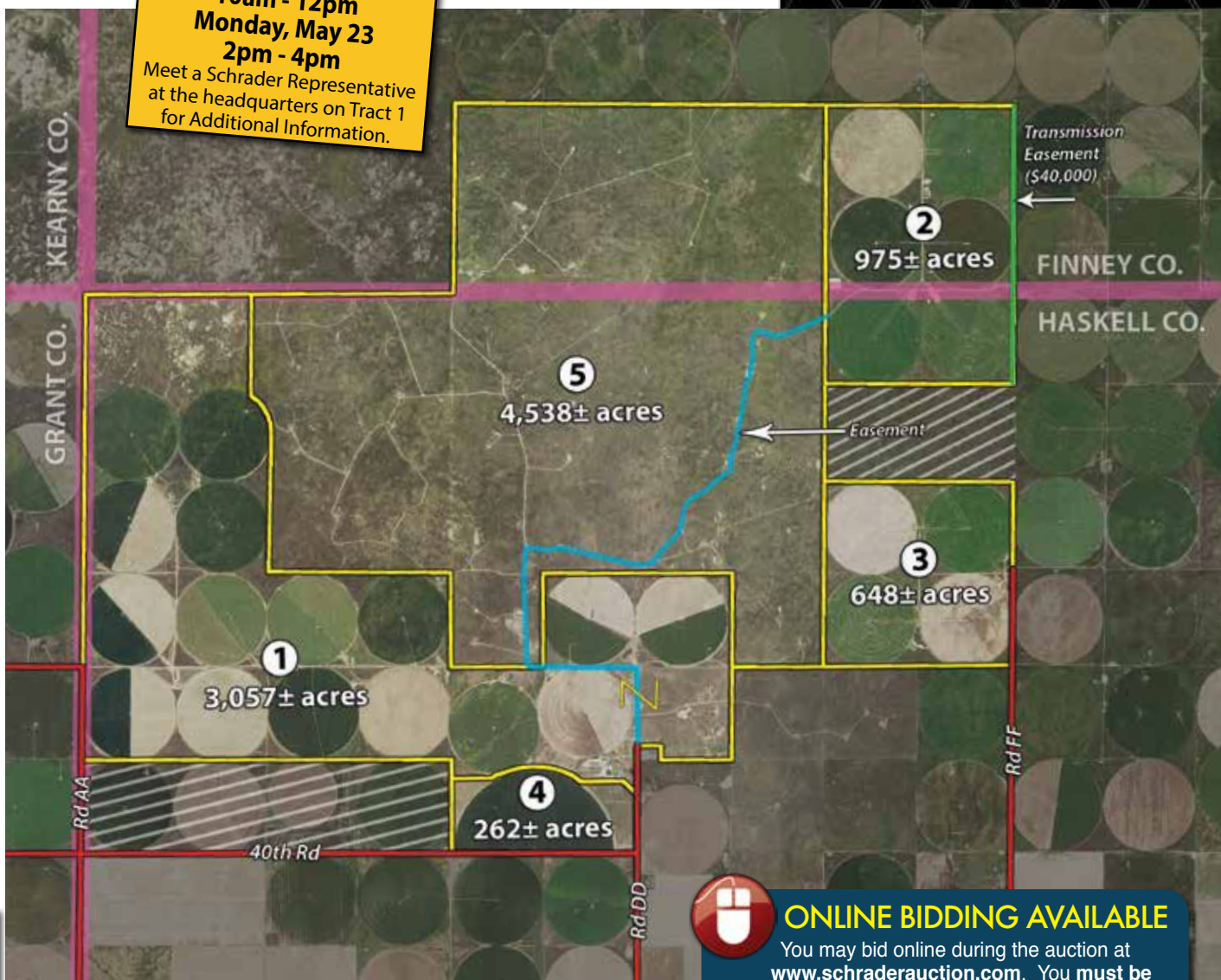
TRACT 4: 262± ACRES with 205 acres under pivot irrigation with excellent water.

TRACT 5: 4538± ACRES pasture with cross fencing and several water tank options with excellent perimeter fencing.



Don't miss the FARM EQUIPMENT AUCTION Wednesday, May 25th at 10 AM!

INSPECTION DATES:
Wednesday, April 27
10am - 12pm
Tuesday, May 10
10am - 12pm
Monday, May 23
2pm - 4pm
Meet a Schrader Representative at the headquarters on Tract 1 for Additional Information.



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Terms & Conditions:

PROCEDURE: The farms will be offered in individual tracts, in any combination of tracts, or as total unit. There will be open bidding on all tracts and combinations during the auction 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, subject to the Seller's acceptance or rejection.
BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 3% of the bid amount.
DOWN PAYMENT: 10% of the contract purchase price will be due as a down payment on the day of auction with the balance in cash at closing. If the bidder pre-registers with the Auction Company on or before Tuesday, May 17th, then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com). If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check, OR bidder must present a \$5000 cashier's check with a personal check for the balance of the down payment on auction day. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**
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 Sellers.
DEED: Seller will provide Warranty Deed(s).
EVIDENCE OF TITLE: The Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price.
CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50:50 the cost of closing.
POSSESSION: Possession at closing. However, Buyer will have pre-closing access immediately following the auction. Tracts 1 thru 4 include the existing irrigation equipment and the growing crop. Buyer will reimburse Seller for crop inputs at the rate of \$150 per acre.
REAL ESTATE TAXES: Buyer will pay real estate taxes assessed for the calendar year 2016 and thereafter.
MINERALS: The sale does not include any minerals or mineral rights.
SURVEY: A new survey shall be obtained (i) where new boundaries are created by the tract divisions or (ii) where otherwise deemed appropriate in Seller's sole discretion. Any survey will be sufficient for recording the conveyance, but the type of survey shall otherwise be determined by Seller. Survey costs will be shared equally (50:50) by Seller and Buyer. The purchase price will be adjusted to reflect any difference between advertised and surveyed acres in accordance with the terms of the purchase contract.
ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal description 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 its representatives are exclusively the agents of 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.
NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



NEW - WELL TEST TO COME

OWNER: TLW LAND & CATTLE
SALE MANAGERS:
Brent Wellings • 800-451-2709
Roger Diehm • 800-451-2709



800-451-2709 • www.SchraderAuction.com

