

LAND AUCTION - 145 +/- Acres

(80 +/- Acres Cultivation, 65 +/- Acres Grass)

MON. OCT. 5, 2009 @ 10 AM

SALE LOCATION: American Legion Post 98, Isabel, KS

SELLERS: Larry, Lowell, & Louise Armstrong, &
The Estate of Amber Olive Armstrong



PROPERTY DESCRIPTION: Here is a chance to purchase at public auction a diverse farm with a mix of cultivation and native grass pasture. The pasture is in excellent condition with a healthy stand of Big Bluestem, adequate fencing all the way around, and a water well with a dug pit for overflow. There is also a runoff water pool on the South side that holds waterfowl during the seasons. There is also a healthy population of upland game birds such as pheasant, quail, and turtle dove. The farm ground offers a chance to expand your operation in an area where cultivation rarely comes available. It has been in fallow all summer and thus offers no strings attached with any tenants. We are honored to be selling this property for the Armstrong Family.

DIRECTIONS TO PROPERTY: 4 miles East of Isabel, KS, on K-42.

MINERALS: Sell with the Land.

LEGAL DESCRIPTION: The Southeast 1/4 of Section 36-29-11 (less a tract of approx. 15 acres to be determined by survey in the Southwest part of quarter), Pratt County, KS.

BASES/YIELDS:

| | | |
|----------------|----------------|-----------------|
| Wheat: | 50.8 acre base | 29 bushel yield |
| Oats: | 7.1 acre base | 38 bushel yield |
| Grain Sorghum: | 14 acre base | 39 bushel yield |

2008 TAXES: Approximately \$179.00

TERMS: 10% down day of sale. Certified Funds or Letter of Credit Required. Balance due at closing.

POSSESSION: Close of Escrow.



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NIXON AUCTION & REALTY
Medicine Lodge, KS

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Or Come See Us At:
101 N. Main Street
Medicine Lodge, KS

See Reverse For Aerial Map



Information & Pictures Can Be Seen At:
www.nixonrealty.com

Auctioneers' Notes: All statements, representations, and information herein are from sources deemed to be reliable, and are believed to be correct; however, the Auction Firm makes no warranties, either expressed or implied. All acreages are considered to be approximate and according to the US Governmental Survey thereof. Surveys, if any, are not verified by Nixon Auction & Realty, LLC; however, from sources deemed reliable. Purchaser (s) should verify and view property with due diligence prior to auction. Property will be sold on an "As Is—Where Is" basis as to Governmental programs. Title shall be subject to roads, rights of way, easements, restrictions, reservations, and/or leases as may be of record. Announcements made at discretion of auctioneers sale day shall take precedence.