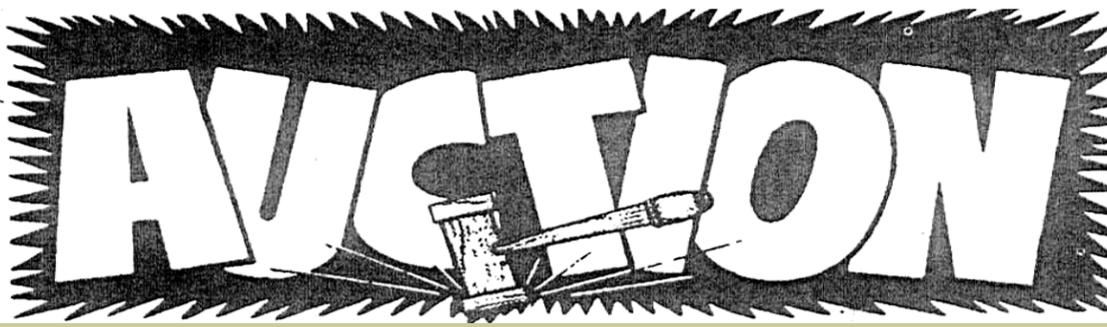


SCOTT COUNTY REAL ESTATE



Tuesday-February 16, 2016

Sale Time - 10:00 a.m.

Location: Wm Carpenter 4-H building
 Land Location: From the junction of Highway 83 north of Scott City, 8 miles east on Highway 4, then 1 miles south.

Legals:

- Tract 1:** Southeast 1/4 of 16-17-31, containing approximately 160 acres of dry crop land
- Tract 2:** Northwest 1/4 of 16-17-31, containing approximately 160 acres of dry crop land
- Tract 3:** Combination of Tracts 1 and 2

Key
 Green= Richfield silt loam, 0-1% slope
 Red= Ness Clay
 Blue= Ulysses Silt Loam, 0-1 slope

FSA Information:

Tract 1:	Base Acreage	CC Yield
Wheat	53.43	49
Milo	62.65	86
Tract 2:	Base Acreage	CC Yield
Wheat	52.76	49
Milo	51.99	86



Terms: 10% down day of sale, with balance due in certified funds at closing. Closing to be on or before March 16, 2016. Announcements day of the auction take precedence over printed material. Buyer to receive seller's 1/3 of the 2016 wheat harvest and 1/3 of any 2016 wheat USDA FSA payments. Buyer to reimburse present tenant for spraying of open wheat stubble in the amount of \$3,096.13

Special Terms: If agreed to by both buyer and seller, financing may be available at terms of 10% on signing of purchase contract. 40% of the purchase price would be due at closing and the balance due in one year, with the interest rate of 1% per annum, with seller being first mortgage-holder for that year.

Possession: Possession of land planted to wheat after the 2016 wheat harvest, possession on open land at closing.

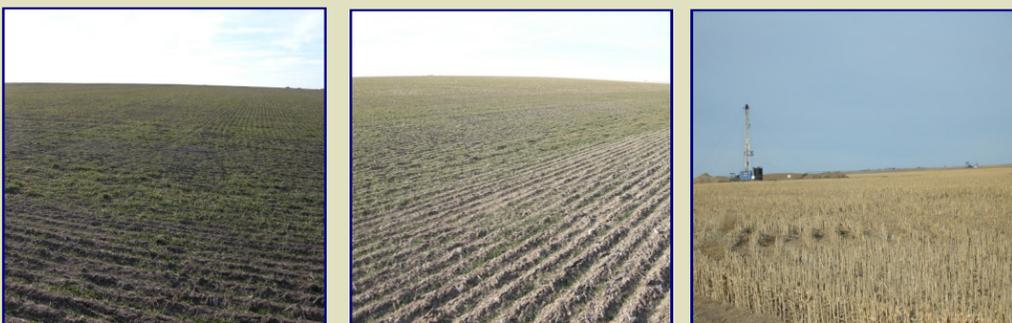
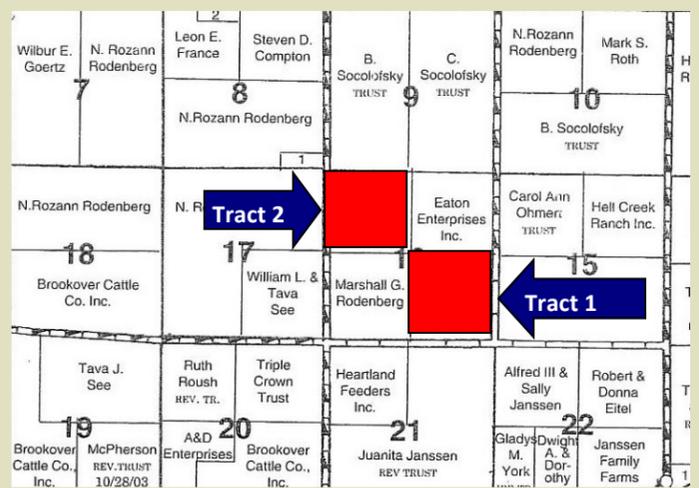
Taxes: Seller to pay all of 2015 taxes, buyer to pay all of 2016 and subsequent years.
 Tract 1: \$960.20 Tract 2: \$911.98

Minerals: Buyer to receive 1/2 of seller's mineral interest, seller to retain 1/2 mineral interest for 10 years, and as long thereafter as there is production. Seller and buyer will be participating in any mineral leasing for those 10 years.

Evidence of Title: Seller will provide to the buyer, title insurance in the amount of purchase price, with the buyer and seller splitting premium 50%-50%

Easements: This sale is subject to all rights of way and easements, whether recorded or not, and any oil and gas lease of record

Agency: Lawrence and Associates Realty are exclusive agents of the seller.



SELLER: ROBIN RODRIGUEZ

Broker:
 Lawrence and Assoc. Realty
 513 Main
 Scott City, Ks. 67871
 620-872-5267

Auctioneer/Listing Agent
 Russell Berning
 812 W M St.
 Leoti, Ks. 67861
 1-800-466-5202



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