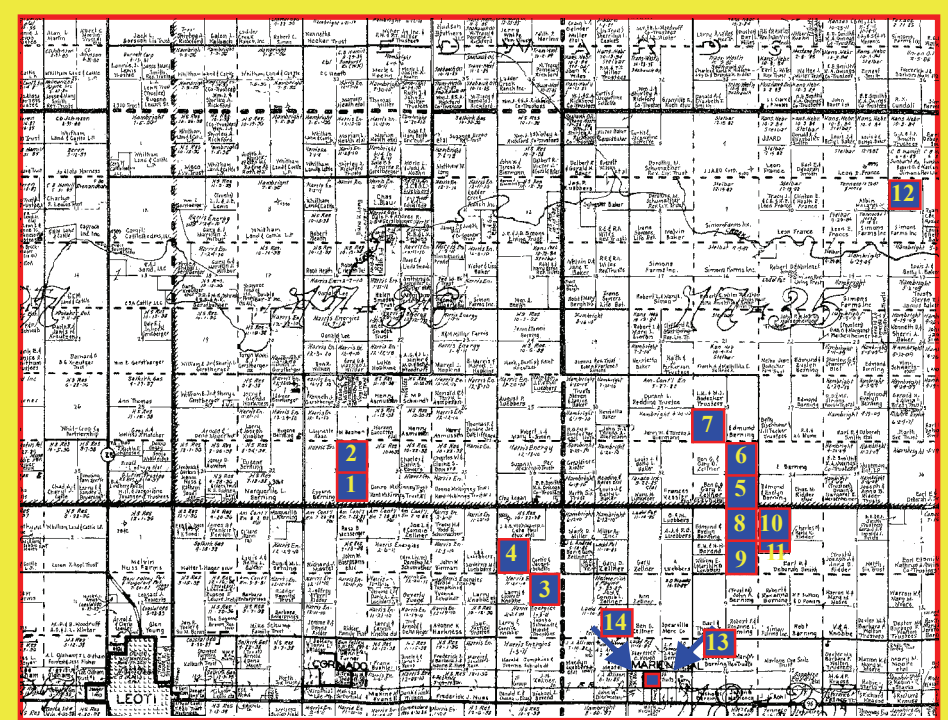


# AUCTION

## 1,815 Acres of Wichita County Cropland & CRP Land Wind Tower Lease

**Wednesday, September 1, 2010**  
**Sale Time: 10:00 A.M.**

**Auction Location:**  
**St. Mary's Parish Center, Marienthal, KS**



**TRACT #1:** SE 1/4 of 33-17-36 - This tract has a 275 gpm irrigation well w/ 40 hp electric motor & a 1996 Zimmatic towable sprinkler. 123 irrigated acres & 42 dryland acres.

**TRACT #2:** NE 1/4 of 33-17-36 - 162.2 acres of dryland. Cropland circle has recently been irrigated. This tract will be put to wheat after the 2010 corn crop is harvested.

**TRACT #3:** NE 1/4 of 12-18-36 --This tract 159.3 acres of expired CRP grassland

**TRACT #4:** SW 1/4 of 1-18-36--127.4 acres dryland cropland and 27.6 acres of native grassland.

**TRACT #5 :** SE 1/4 of 33-17-35 - This tract is all level CRP grass w/ 2-wind tower leases. The irrigation well on this tract has not been pumped since 1977.

**CRP expires 9-30-2010.** Seller to retain 2010 CRP payment. Wind tower lease payment for 15 month average is \$1,268.44 per month per tower.

**TRACT #6:** NE 1/4 of 33-17-35 - This tract is all level CRP grass that expires 9-30-2010. The irrigation well on this tract has not been pumped since 1977.

Seller to retain 2010 CRP payment

**TRACT #7:** SW 1/4 of 28-17-35 - This tract is flood irrigated w/ a 30 hp motor pumping 206 gpm. All in crop.

**TRACT #8:** NE 4-18-35 - This tract has some flood irrigation w/ a submergible electric well pumping 125 gpm. Balance is dryland.

**TRACT #9:** SE 1/4 of 4-18-35 - This dryland tract has a well w/ no pump. It did pump 100 gpm when pulled.

**TRACT #10:** NW 1/4 of 3-18-35 - This is a dryland quarter. All in corn

**TRACT #11:** N 990 ft. of the SW 1/4 of 3-18-35 - This as a 60 acre tract of dryland, wheat stubble.

**TRACT #12:** NW 1/4 of 12-17-35 - This is a flood irrigated tract w/ natural gas motor pumping 211 gpm. All in crop.

**TRACT #13 :** Residential property located in Marienthal, Ks.

**Legal:** Lot 4 , Block 2, Original townsite  
**Address:** 112 W. Grand Ave. Marienthal, Ks.

Tract contains a 1,571 sq. ft. brick, ranch style home w/ a 770 sq. ft. basement. 3-bedroom, 2-bath, double attached garage, new roof, own water well & septic system.

**TRACT # 14:** Farm shed in Marienthal, Ks.  
**Legal:** Lots 3 & 4, Block 1, Original townsite

**Address:** 200 Block of W. Grand Ave. Marienthal, Ks.  
Tract contains a 50 x 80 metal farm shed, heat, light, water well & a 14 x 20 garage.

Tracts	Cropland	Acres to Wheat	Barley/ Yield	Wheat Base/ Yield	Corn Base/ Yield	Milo Base/ Yield	2009 Taxes
1	162.2	0	81.7/46	66/92	12.4/86		\$593.59
2	165.6	120	0	83.4/46	67.3/92	12.7/86	\$593.59
3	159.3	CRP	14.4/35	24.1/44	24.4/38		\$414.12
4	127.5	90	126.5/28				\$398.90
5	153.2	CRP	14/0	17.1/0	0	17.1/0	\$627.62
6	158.5	CRP	14.4/0	17.7/0	0	17.6/0	\$627.62
7	160.3	112	85.3/48	51.7/108			\$544.26
8	153.9	40	090.6/46	20.8/92	42.3/86		\$458.20
9	156.8	82.3/46	33.7/92	40.9/86			\$458.20
10	155.0	119.6/41	3.9/40	30.8/86			\$454.34
11	60.2	46.5/41	1.5/40	11.9/86			\$175.20
12	157.9	104	65.4/48	91/85			\$592.48
13	Home						\$1,249.78
14	Shed						\$228.42

**Mineral Rights:** Believed to be intact and transferring to buyer.  
**Taxes:** Seller to pay all of 2010 taxes, buyer to pay all of 2011 and subsequent taxes.  
**Terms:** 10% down day of sale, with balance due at closing in certified funds. Closing to be on November 1, 2010. Announcements day of sale take precedence over printed material.

**Evidence Of Title:** Seller will provide to the buyer Title Insurance in the purchase price amount, with buyer and seller splitting premium cost 50/50.

**FSA Information:** Buyer to receive landlord's 1/4 of the 2011 wheat payment and all of the 2011 row crop payment.

**Crops:** Seller is retaining all growing crops at present. Buyer to receive landlord's 1/4 share of 2011 wheat.

**Possession:** Possession of fall crop stubble after 2010 fall harvest, with the exception of tract #2, which will be planted to wheat. Possession of the CRP grass after November 1, 2010. Land planted to wheat after 2011 wheat harvest. Buyer to receive wind tower payments beginning with November 2010 payment.

**Easements:** This sale is subject to all right of ways and easements, rather recorded or not. Also subject to any oil or gas leases of record.

**Acres:** Acreage figures are based on USDA/FSA figures and are considered approximate. FSA acres and deeded acres may not be the same.

**Inspections:** Each individual bidder is responsible for conducting their own independent inspection and due diligence concerning pertinent facts about this property. Neither Lawrence and Assoc. Realty, its agents, or the seller make any warranties expressed or implied.

**Auctioneer's Note:** Most of the land is prime western Kansas farmland. This will be an exceptional offering of land. Do not miss out.

**Agency:** LAWRENCE & ASSOCIATES REALTY is an exclusive agency of the seller.

**John A. Berning**  
**Living Trust, Owner**

**BROKER:**  
**Lawrence and Assoc. Realty**  
513 Main • Scott City, Kansas 67871  
Ph: 620-872-5267

**AUCTIONEER:**  
**Russell Berning**  
812 W. M Street • Leoti, KS 67861  
Ph: 620-735-4130

# PERSONAL PROPERTY

# AUCTION

Wednesday,  
September 1, 2010

Sale Time: 2:00 p.m.

Location: Tract #14  
West Grand Avenue, Marienthal, Kansas



## Shop & Farm Items

- Vertical air compressor, 50 gal.
- Metal shop table
- Bench grinder on stand
- Mechanics tool chest
- Many tools, some new
- (2) Anvils on stands
- Parts washer
- Bolt Assortment
- JD 318 garden tractor w/ 48" mower deck & JD 44 front loader
- (3) 1000-gal. fuel tanks w/ 110 volt pumps
- JD F-525 front deck mower, 48"
- Ford 12H LT lawn mower
- Old Case tractor, non-running
- Case 1-bottom plow
- 26 KW sprinkler generator
- (2) right-angle gear drives for sprinklers



Tract 13



Tract 14

## Household

- (2) Jazzy electric wheel chairs
- Pride lift-chair
- 19" TV w/ remote
- Blonde bedroom set w/ full size bed & dresser
- Maple bedroom set w/ full size bed, dresser & 2-night stands
- Iron bed frame
- Hand-made cedar chest
- Child's table w/ 2-chairs
- (2) dining tables w/ matching chairs, one Chromecraft
- Hall table
- End tables
- Old chest of drawers
- Old dresser
- Old trunk
- Wooden storage cabinet
- Life Time cookware
- Kitchen items
- Old glassware

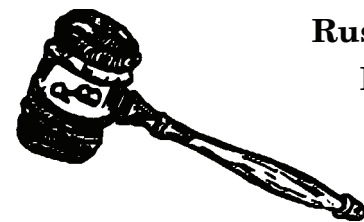


## Special Interest Items

- 1909 cornerstone from St. Mary's Catholic Church-Marienthal, Ks.
- 1909 church bell from St. Mary's Catholic Church-Marienthal, 20" diameter/33" high, Catherina

Sale Conducted By:

## Berning Auction, Inc.



Russell Berning  
P.O. Drawer Q  
(620) 375-4130



Leoti, Kansas  
67861



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Russell Berning  
Leoti, KS

Ed Simon  
Marienthal, KS

Sage Davis  
Scott City, KS



- **Terms:** Cash or approved check day of sale.
- Everything sold as is. No warranties, expressed or implied.
- Not responsible for theft or accident.
- Announcements day of sale take precedence over printed material.
- Lunch will be served.

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