

880 +/- Acres Cropland, Grassland

NORTON COUNTY, KANSAS

Century Norton County Farm

Auction Location: St. Francis Parish Hall NORTON, KANSAS

AUCTION TIME:

2:00 P.M.

TUESDAY, JANUARY 21, 2014

LAND LOCATION: Northwest Norton County in Garfield and Rock Branch Township. From Norton: 9 Miles West on Highway 36 to County Road W9, North 6 Miles, then East on Road G to the NW Corner of Section 5. Tract #2 Accessible from Road H.

TRACT #1: West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) in Section 32, Township 1 South, Range 24, West of the 6th P.M. Norton County, KS, being 120 acres more or less.

TRACT #2: West Half (W 1/2) of Section 4, Township 2 South, Range 24, West of the 6th P.M., Norton County, Kansas, being 320 acres more or less.

TRACT #3: Northeast Quarter (NE 1/4) the East Half of the Northwest Quarter (E 1/2 NW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) in Section 5, Township 2 South, Range 24, West of the 6th P.M., Norton County, Kansas, being 280 acres more or less.

TRACT #4: The Southwest Quarter (SW 1/4) of Section 33, Township 1 South, Range 24, West of the 6th P.M., Norton County, Kansas, being 160 acres more or less.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer(s) at closing. Mineral Rights are believed to be 100% intact.

MANNER OF AUCTION: This real estate will be offered in "multi-parcel" auction in four tracts and will not be offered in combination tracts. Bids will be on individual tracts only. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: Buyer(s) will pay 10% down day of sale, with the balance to be paid on or before February 28th, 2014. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by Security Abstract Trust Account, Title/Escrow Company. Financing, if any necessary will need to be arranged and approved prior to the auction.

CLOSING: Closing on all tracts will be on or before February 28, 2014. **POSSESSION**: *Date of Closing on all open cropland and grassland acres. (Tract 2, 3, 4)

*After the 2014 wheat harvest on the planted wheat acres (Tract #1)

CROPS: Tract #1 is planted to winter wheat. Buyer will receive the landlord's 30% share. Tract #2 cropland is currently in wheat stubble. Tract #3 cropland is currently corn stalks. Tract #4 cropland is currently feed stubble.

F.S.A. INFORMATION: Buyer(s) will receive the landlord's 30% share of all FSA wheat payments and 100% of all FSA feed grain payments. If any, associated with the 2014 crop year.

TAXES: Seller will pay all of the 2013 and prior year taxes. Taxes for 2014 will be the responsibility of the Buyer(s).

TITLE INSURANCE: Title Insurance will be provided to the Buyer(s) in the amount of the purchase price with the premium to be paid 50% by the Seller and 50% by the Buyer(s).

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspection and due diligence concerning pertinent facts about the property. Acreage figures are considered to be approximate and are from reliable sources based on FSA figures. Sale is subject to all right-of-way and easements, whether recorded or not, and to oil and gas lease of record, if any.

Frank & Judith Lucker1 Merle Applegate 1 Stanley Applegate	Dean L. & Evelyn K. Sprigg LTV-TREST 20 Business Busines	M.š. k Sprigi Shawna Sansom 21 Reginald J. Beckman		Dwight & Michelle Sprigg 23 G. & S. S. S	Gale L. & Sharon L. Schulze 24 Anthony F. Francka ETAL	
John E. 8. John Ankenman 30 Daniel & Sue Ann Skrdlant	The Coler Land Co.	Mark K. Retke Dale O. Retke, Jr. 28 Lucille H. Retke	Mark Virginia M. Haffener 27 Davrd & Dwight D. Charia & Michelle Sprigg Sprigg	Dwight & Micheile Sprigg 26 Gale L. & Sharon L. Schulze	Gale L. & Sharon L. Schulze Gale L. Schulze Gale L. Schulze	
David L. Browne II TRUST Gate L. & Sharon Schulze	Evelyn Family LP #1 Young #2 Haymond E. Blickenstaff	Lucille H. Retke Dale O. Retke.Jr. Raymond Bickenstaff ETAL Toyah Braun	B.A. & F.A. Sidman Dwight D. Sprigg 34 John C. Browne TREST	Walter L. & Elaine Skrollant LIV.TRUST 35 PJSC Enterprises LLC David & Sprigg	Gale L. D. & C. Cattle Co. Inc. 36 Dean L. & Evelyn Of Of Sprigg	
Gale L. & Sharon L. Schuize Church	3 3 Raymond Blickenstaff ETAL BLICKENSTAFF A& N Farms Inc.	Raymond E Leonora J. Braun	David D. & Charla R. Sprigg Roger L. Braun FTAL Theodore R. & Mary Thiele	Sprigg Farms Inc.	Dean L. & Evelyn Sprigg LIV.TRUST	
Dean Blickenstaff REV.TRUST Browning FAM. TR.	A & N Farms Inc. Ruth L Debra Debra Thiele LN.Th. TRUST	Gale & Sharon Schulze Braun Family TRLST Stanley ETAL	Leanora J. Braun FAMILY TRUST Otis W. & Clarice I. Howard	Dale & Rosalie Schulze 11	Chriss & Evelyn McDiffitt 12 Glenn & Ella Mae Schulze	
Marvin W. Wudtke 18 Irene E. Friebus LIV. TRUST Marvin W. The Coler Land LLC Alan W. Hale	A & N Farms Inc. Nadyne E. Braun TRUST	Paul M. Susan Shilling Lynn D. & Debra J. Thiele TRUST Hanson Shilling	Roger L. & Deanna S. Braun 15	Wegener Family REV.TRUST#1 Jerry R. Wudtke TRUSTEE	Frank O. J Margaret Luckert 1 Anne Georgeson REV.TRUST Dale N. &	
Friebus LIV. TRUST Hale LIV. TRUST Hale J. Morgan Bishop Farms LC Alan W. Hale	Alan W. Hale Lynn E. & Debra J. Thiele Trust 20 A & N Farms Inc.	Rober & Lucille H. Deanna Braun Stephen G. & Cynthia Washburn	Jay & Kenneth & Kim Minshall 22	Paul M. Kiotz 23 Herman & Sprigg Dorothy Wudtke FAMILY TRUST	Daie N. & Rosalie Schulze 24 Holste Melba & Galen Engel	
Bruce E. Bishop 30 Bohi Farms LC	Lynn D. & Debra J. Thiele TRUST 2.9 Spencer Joanne & Jenny Reeves Braun	Reva Letha Benien Hofman 28 Marvin W. Wadtke REV. Tr.	Jay H. & Kathleen A. Hoiste Hoiste Roger Cleta Wayne Hoover Hawks	John & Joanne Hoiste Schutze 26 John E Sprigg Farms Inc.	Schulze Family	
Lee Aletha M. Livino 3 1 Rufe	Mary Kay Woodyard Joanne Reeves 32 Spencor & Jenny Braun	James A. & Bran Suzann F. Maddy 33 Patrica Spencer & Jenny L. Braun Vowers	Marvin W. Gienn & Ella Mae Schuize Ruth L Tutto Evelyn Struck R. & Wegener L.W. LTT linele	Pat Melroy 35 Norma R. Smith	Jay H. & Louise Kathleen A Applegate Holste 3 Wayne E. & Sharon L. Archer	

Tract	Auction Acres	Cropland	Grassland	Wheat Base/Yd	Sorghum Base/Yd	Oat/Barley Base/Yd	Well	Taxes
#1	120.0	103.24		46.99/42	13.96/46	3.53/40		600.20
#2	320	97.66	219.78	44.44/42	13.21/46	3.34/40	Windmill	601.50
		95.03					Sub	
#3	280	135.96	180.12	61.88/42	18.39/46	4.65/40	Well	698.56
#4	160	15.78	143.0	7.17/42	2.13/46	.53/40	Well	164.72

AUCTIONEER'S NOTE: Mr. A.C. Blickenstaff purchased the farm in 1904 and it has been in their family since. Offered at auction for the first time in 110 years. Tract #1 is all terraced cropland with excellent soils. Tract #2, #3 are diversified tracts with excellent cropland and grassland. Tract #4 is primarily grassland with a small amount of cropland. A fencing allotment (credit) will be offered on Tract 2, Tract 3 and Tract 4. Contact Weiser Realty for more information. Plan to attend the Blickenstaff Heirs Land Auction on January 21st. We look forward to seeing you.

SELLER: A.C. BLICKENSTAFF H

Auction Conducted by: Weiser Realty, Jolene Weiser Broker Robert D. Wyatt, Auctioneer



Jolene L. Weiser, Broker/Owner: 871-7278 • Robert D. Wyatt, Auctioneer/Salesperson: 877-7263 • Samantha M. Hager, Salesperson: 871-7279 214 E. Washington, Norton, Kansas 67654 - Phone (785) 877-2185