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•Florals •Candles •Needlework
•Christmas Crafts
•Leather Crafts
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•Pottery
•Glass Crafts
•Oils/ Acrylics
•Ornaments
•Woodworking

The
Norton County
Arts Council

Arts and Crafts Fair

Saturday, Nov. 10, 2012
9:00 a.m. to 4:00 p.m. at the
National Guard Armory
N.Hwy. 283 and Armory Road and the
4-H Building 126 Park, Norton, Kansas

Admission Charge of \$2.00 for ages 12 and over helps pay for the season programs.
NCAC Members Free with Paid Membership

**REGISTER FOR A \$10.00 GIFT CERTIFICATE TO BE USED AT ANY OF OUR VENDORS . . .
DRAWINGS EVERY HOUR FROM 10 A.M.-3 P.M.**

The Norton County Arts Council

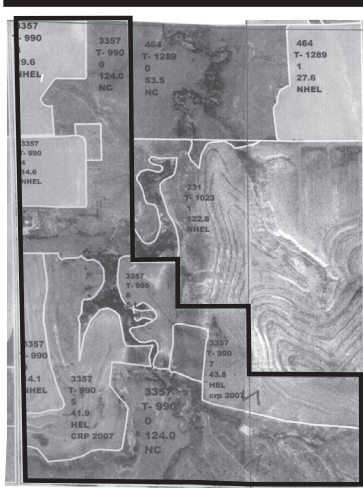
A Northwest
Kansas
Tradition...
An
Abundance
of Talent

270 ACRES FURNAS COUNTY LAND AUCTION

MONDAY - NOVEMBER 19, 2012 - 10:00 A.M.
BEAVER CITY, NEBRASKA

AUCTION LOCATION: Beaver City Community Building

SELLERS:
DAN & JENNY SHOEMAKER



AUCTIONEER'S NOTE: This auction offers 270 acres of cropland, C.R.P., and pasture that is very attractive for wildlife with an annual abundance of pheasant, quail, turkey and deer. For more information and a tour of this property, or a complete sale bill with color pictures, contact Jessup Realty, Monte Jessup, Broker, 785-653-2322 or 785-476-5328 or KRVN.com

LAND LOCATION: 270 Acres, more or less, located near Beaver City, Nebraska, 5 miles south, 4 1/2 miles east, and 1 mile south to the northwest corner of the property. **LEGAL DESCRIPTION:** The West Half of the Northeast Quarter (W 1/2 NE 1/4), except the cemetery, West Half of the Southeast Quarter (W 1/2 SE 1/4), South Half of the Northeast Quarter of the Southeast Quarter (S 1/2 NE 1/4 SE 1/4), the Northwest Quarter of the Northeast Quarter of the Southeast Quarter (NW 1/4 NE 1/4 SE 1/4) except a strip of land 4 rods wide along the north side, Section Nineteen (19), Township One (1), North, Range Twenty One (21), and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) Section Twenty (20), Township One North Range Twenty One (21) West of the 6th P.M., Furnas County, Nebraska.

ACREAGE: 54.2 acres Cropland (53.6 Acres cornstalks); 86.2 Acres C.R.P. (Annual Contract Payment - 124.0 Acres Pasture - four wire fence, approx. half new in the last 5 years, 2 ponds and 2 water wells; 8 acres at \$475.00 per year to 9-30-20; 76.2 acres at \$3,372.00 per year to 9-30-25)

FARM SERVICE AGENCY DATA: Effective Cropland - 54.2 Acres; Wheat Base: 34.4 Acres - Yield 40 Bu.; Grain Sorghum Base: 19.0 Acres - Yield 56 Bu.; Soybean Base: 8 Acres - Yield 19 bu.

2011 TAXES: \$2,037.42

TERMS: 10% down payment at the auction, with the balance to be paid at closing. Closing shall be on or before December 19, 2012.

POSSESSION: Full possession of the property will be transferred to the buyer at closing.

FSR PAYMENTS: The buyer will receive the 2013 and subsequent years government payment and C.R.P. payments.

EVIDENCE OF MARKETABLE TITLE: Title insurance shall be used to guarantee marketable title. The cost will be divided equally between the sellers and the buyer.

ESCROW AGENT: Dodson & Dodson Attorneys will be the closing agent. The closing cost will be divided equally between the sellers and the buyer.

TAXES: The 2012 and prior years taxes will be paid in full by the sellers. The 2013 and subsequent years are the responsibility of the buyer.

MINERALS: The seller's rights transfer to the buyer at closing.

HUNTING: The sellers are retaining the rights for their family to hunt on this property.

MANNER OF SALE: This property will be auctioned by the acre for 270 acres.

AGENCY OF DISCLOSURE: Jessup Realty, L.L.C. is the agent of the sellers with the duty to represent the seller's interest.

CONDITIONS: All acreages are based on U.S. Government measurements and are considered approximate. All statements, representations, and information are from reliable sources and are believed to be correct; however, the sellers and Jessup Realty makes no warranties, either expressed or implied. Any costs incurred in establishing boundaries are the responsibility of the buyer. Buyer's should verify details and view the property prior to the auction. This property sells in "as is" condition. Announcements made at the auction take precedence over printed material.



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