

SHERMAN, CHEYENNE, THOMAS & WALLACE CO., KS

15,500+/-
ACRES

"Multi-Parcel"

ABSOLUTE LAND AUCTION



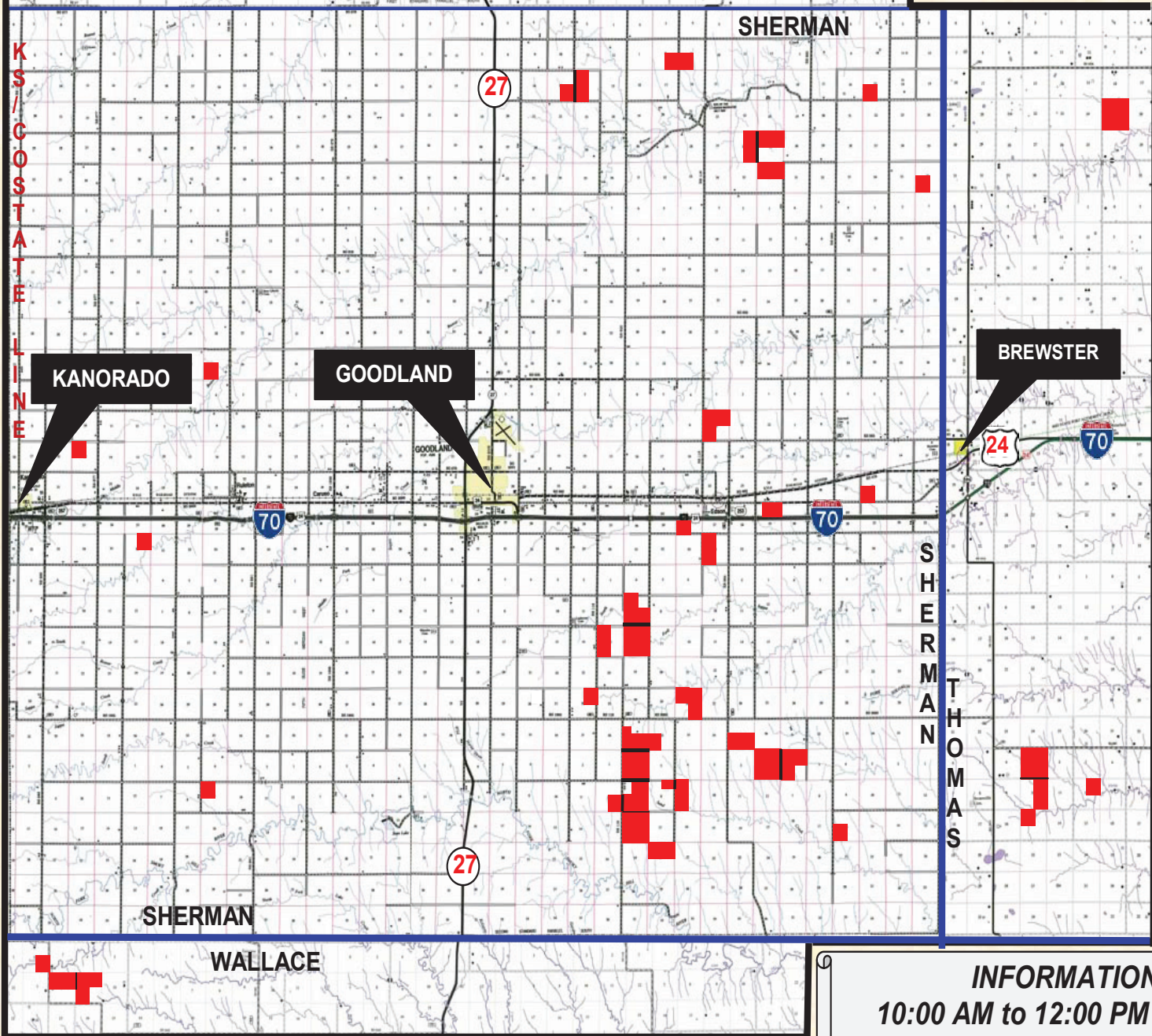
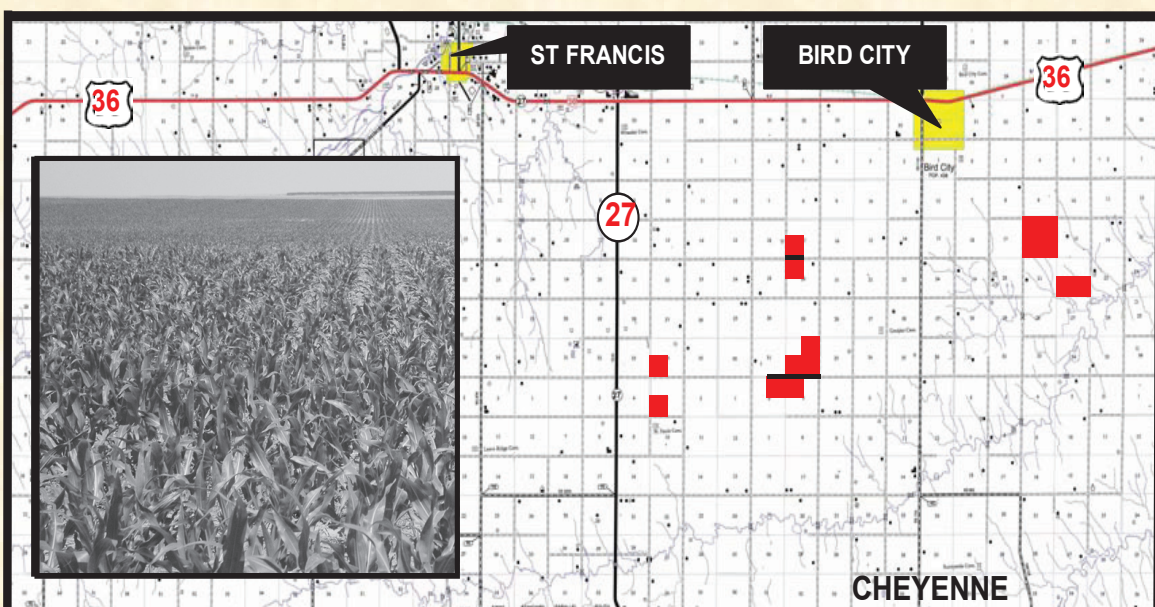
THURSDAY, DECEMBER 2, 2010 @9:30 AM, CST

AUCTION LOCATION:

CITY LIMITS CONVENTION CENTER, COLBY, KS

SELLER: NW VENTURES, LLC

(FORMER ZWYGARDT PROPERTY)



MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 50 individual tracts and in combinations of tracts. It will be sold in the manner that produces the highest aggregate bid. Bids on individual tracts and the total property may compete. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before December 28, 2010, or upon such terms as may be acceptable to the Sellers. 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 the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **Announcements made day of sale will take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Seller's interest shall transfer to the Buyer(s) at closing. **Minerals are believed to be approximately 95% intact!** Call for additional information.

CROPS: Subject to the tenants' rights under the current cash lease agreements. Buyer(s) will receive the landlord's share of all 2011 crops and/or any cash rents due from the tenants.

FSA INFORMATION: All FSA payments associated with the 2011 crop year will follow the crops. See chart below for FSA base acres and yields.

CLOSING & POSSESSION: Closing will be on or before December 28, 2010, with possession on the date of closing, subject to tenants' rights.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer(s).

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Seller and one-half by the Buyer(s). Title evidence will be provided on sale day.

AGENCY: Farm & Ranch Realty, Inc. and Mason & Morse Ranch Company, their agents & representatives, are the **Exclusive Agents** of the Seller.



INFORMATIONAL MEETING: Friday, Nov. 19, 2010 – 10:00 AM to 12:00 PM @ Farm & Ranch, 1420 W. 4th, Colby, Kansas



NO-TILL FARMING PRACTICES



EXCELLENT CROPLAND



VIRTUAL TOUR at www.farmandranchrealty.com
Additional sale bills available for each county

INTERNET BIDDING AVAILABLE – Register by November 22nd to bid online. Cooperating brokers are welcome to participate in this offering. Call for details.

AUCTIONEER'S NOTE: NW Ventures, LLC (formerly ZT properties) will sell 15,500+ acres within a 20 mile radius in 50 tracts consisting of EXCELLENT cropland in Northwest Kansas. The sale will be held in the City Limits Convention Center just off I-70 exit 53 in Colby, Kansas.

This land consists of quarters, half sections, sections and contiguous tracts up to 4 sections of land in one location. The "multi-parcel" technique of offering these tracts allows the bidders to buy a quarter or two, or any number of tracts in any desired combinations – or it could be purchased in one tract! **Call for supplemental sale bills for each county!**

The offering boasts some PREMIER CROPLAND that is excellent for WHEAT, CORN, MILO and SUNFLOWER PRODUCTION! There are excellent tenants in place on the property who are available to continue on. Be sure to attend the **INFORMATIONAL MEETING ON NOV 19TH AT THE FARM & RANCH OFFICE IN COLBY!**

DUE TO THE LARGE AMOUNT OF LAND BEING OFFERED ON DECEMBER 2ND, THIS AUCTION COULD CONTINUE INTO FRIDAY, DECEMBER 3RD, SO PLEASE BE PREPARED TO STAY OVER!

ZT Properties will offer large, residential and commercial properties at auction in Wellington, Colorado, on Dec. 9, 2010. Contact Williams & Williams @1-800-801-8003 for an auction brochure on the Denver area properties.

FARM & RANCH REALTY, INC.

1420 W. 4th • Colby, KS 67701

Telephone 1-800-247-7863

DONALD L. HAZLETT

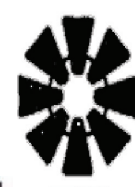
BROKER/AUCTIONEER

In cooperation with

MASON & MORSE
RANCH COMPANY



REALTOR



"When you list with Farm & Ranch, it's as good as SOLD!"