

Machinery Auction

Thursday, April 15, 2004 • 10 a.m.

Location: From Oberlin, Kansas, go 12 miles north on U.S. Highway 83, then 1/2 mile west. From McCook, Nebraska, go 16 miles south on U.S. Highway 83, then 1/2 mile west. Signs will be posted.

Storm Date:
Thursday
April 22, 2004

SELLER: COHEN FARMS
Wilma Cohen, Stanley Cohen,
Teresa Helmick

Tractors • Farm Equipment
Truck • Antiques & Collectibles
Numerous other items

Not responsible for accidents. All guarantees are between sellers and buyers. No items are to be removed until paid for. Announcements Day of Sale take precedence over printed matter.

Lunch will be served CHECK OUT OUR WEB SITE AT: www.johnson-real-estate.com

Johnson Realty, Inc.

109 N. Wolf, Oberlin, KS 67749 Roberta Johnson, Broker
Lynn A. Johnson, Broker/Auctioneer

Call Lynn A. Johnson for sale bill or information: 785-475-2785 - Mobile: 785-475-8514
Jacqueline Votapka, Sales Associate Joe D. Green, Sales Associate/Auctioneer
Roger Emigh, Sales Associate/Auctioneer Randy Ostmeier, Sales Associate
David Juenemann, Sales Associate Jerry Lohofener, Sales Associate
Marcia Lohofener, Sales Associate

LAND AUCTION

3,240 +/- Acres Decatur County Land

Irrigated, Dryland, Grassland

Tues., Apr. 27, 2004 • 1 p.m.

Sale location: American Legion, 114 S. Rodehaver, Oberlin, KS

Seller: Macfee Farms L.L.C.

TERMS: 10% Down day of sale, balance at closing with certified funds. Closing on or before May 27, 2004.
MINERALS: Sellers' interest going to buyer. • **TAXES:** Sellers will pay 2003 and prior years. Buyers will pay 2004. • **POSSESSION:** Day of closing with a right to enter for farming and fencing. **CROPS:** Buyers will receive 100% of planted wheat. • **TITLE EVIDENCE:** Title insurance will be issued with Sellers and Buyers sharing equally in costs and equally in closing costs. Buyers will pay for mortgage policies. • **MANNER OF SALE:** This land will sell in eight tracts and will not be offered in one unit. • **ACREAGES:** Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres. • **INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections. Neither Sellers nor Johnson Realty, Inc., its agency and representatives are making any warranties about the property, either expressed or implied. • **AUCTIONEER'S NOTE:** This farm is a cattleman's dream, with three pivots and some ditch irrigation; excellent grassland; nice hay bottoms and productive dryland. A good working unit along with being a hunter's paradise. Take your choice - pheasants, quail, turkey, prairie chicken, deer and fur bearing animals. Announcements day of sale take precedence over printed material. All boundaries are the responsibility of the Buyers. Subject to all easements and restrictions recorded or unrecorded.

2003 Taxes

FSA INFORMATION: Buyers will receive 100% of 2004 FSA payments

Tract 1: All of Section 26-1-27 with 2 pivots -----	\$2,906.80
Tract 2: All of Section 35-1-27 -----	1,290.78
Tract 3: SE-1/4 of 27-1-27 and NE-1/4 of 34-1-27 with 1 pivot -----	1,217.63
Tract 4: S-1/2NE-1/4 and NE-1/4NE of 27-1-27 -----	440.58
Tract 5: N-1/2 of 25-1-27 -----	574.34
Tract 6: N-1/2; SW-1/4; N-1/2SE-1/4 of 2-2-27 (112 acres planted to wheat)	1,143.00
Tract 7: E-1/2 of 3-2-27 -----	696.22
Tract 8: NE-1/4 and SE-1/4 of 8/2/27 (38 acres planted to wheat) -----	1,167.66

	Crop Land	Wheat Base-Yield	Oat Base - Yield	Corn Base	Yield	Sorghum Yd	Soybean Yd
Tract 1:	276.02	114.5	35	4.1	41	99.9	101
Tract 2:	221.98	133.6	38	4.8	41	93.5	115
Tract 3:	137.92	5.0	38			123	125
Tract 4:	99.1	52.7	36			6.2	125
Tract 5:	96.7	49.6	38	4.4	41	31.5	109
Tract 6:	208.95	107.9	38	9.5	41	68.3	115
Tract 7:	124.42	84.4	38			23.0	125
Tract 8:	114.3	52.0	38	4.2	41	47.6	125

Tract 1: Two Valley Pivots, services with one well, powered with Perkins Diesel engine.
Tract 3: One Zimmatic low pressure, powered with two electric motors.
Tract 6: Has 112 acres planted to Jagger wheat.
Tract 7: Has producing oil well, 5 year average net royalty income - \$3,411.69.
Tract 8: Has 38 acres planted to wheat.

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Machinery Auction

Thurs., Apr. 29, 2004 • 10 a.m.

Location: Go 8 miles East of Oberlin, KS on U.S. 36, 9 miles North to Lyle Road, 3 miles East and 1 mile South. Signs will be posted

Seller: Macfee Farms L.L.C.
Guest Consignor: Bill Mosier

Combine, Tractors & Loaders



1988 John Deere 7720 Titan II Combine, SN: H07720X625457, w/ extended axles, chopper & spreader, field ready 24' wheat head, SN: H00924P626504; 644 corn head, SN: H00644X625561



1989 Dresser Payloader, new engine 2002, 8', 2 1/2 yd. bucket, very good, SN:3600008C007281



1988 Case IH 7130, front wheel assist, triple hydraulics, 3-pt., good rubber, 7864 hrs., major @ 6500 hrs., power shift, SN:JJA00034280

Oliver 88 standard w/F-10 Farmhand (needs work)

Lunch will be served

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All buyers must have a letter of credit with their checks or have certified funds.

Trucks & Pickups



1990 Kenworth Model T600, 15-speed, 425 Cat engine, over-hauled 75,000 miles ago, good rubber, low profile 24.5, walk-in sleeper SN:1XKADB9X9LS533837
Colt grain trailer, hopper bottom, 42' roll-over tarp new 2002, good rubber, SN:78235



1980 F600 Super Duty Ford w/Harsh 300F mixer feed wagon w/digital scales



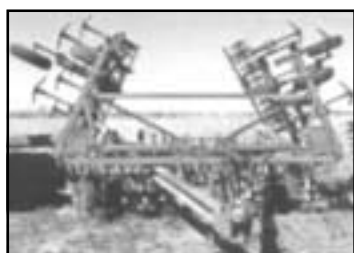
1972 Wilson 45' livestock floor trailer

1985 Ford 4x4 diesel, 4-speed, runs good
1970 Ford F600 truck w/1,000 gal. water tank, 2" cast iron Banjo pump, 5-hp Briggs engine
1966 Ford 4x4, 3/4-ton pickup, 4-speed, 352 engine, runs good
1972 Ford truck w/16' box, runs
1966 IHC 1700 truck, 4x4 for parts

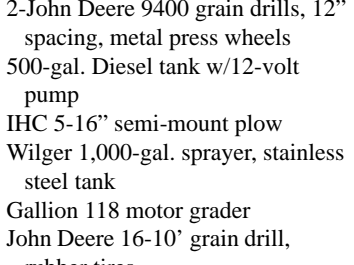
Machinery



Orthman Model 608, 550-bu. grain cart, SN: 3189-5



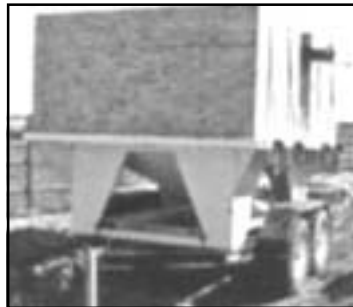
John Deere Chisel Plow, 27' w/ Quinstar treaders new in 2002 w/ chisels and sweeps, SN:00610X00173C



2-John Deere 9400 grain drills, 12" spacing, metal press wheels 500-gal. Diesel tank w/12-volt pump
IHC 5-16" semi-mount plow
Wilger 1,000-gal. sprayer, stainless steel tank
Gallion 118 motor grader
John Deere 16-10' grain drill, rubber tires
Fertilizer tank, 1,500 gal., Honda engine, 2" Banjo cast iron pump
2-Side mount tanks, 400-gal., mounts for IHC front wheel assist
Ace centrifugal pump w/hydraulic motor
2-Side mount tanks, 300-gal., tanks for 2-wheel drive
Lilliston 20' rolling cultivator
1987 Baker fork lift, 6,000 -lb., 4-cylinder propane engine, SN: T1935-187
20' Box frame w/Hawkins ditcher, 3-pt.
Crust Buster, 24'
Ripper, 5 shanks w/coulters



Miskin 7-yd. Scraper



2000 Friesen seed titan, 4 box model w/extension for seed wheat, 5.5-hp Honda engine, tandem axle



Haybuster Tub Grinder, Model H 1000, new screens, rods, hammers, and conveyor belt, SN: 923204



1990 New Holland 426 sq. baler, 16"x18", immaculate, SN: 795815

Hay and Livestock Equipment



1988 Diamond D 24' stock trailer

570 Bales of good hay, alfalfa and some cane

Items from Guest Consignor: Bill Mosier



1996 9030 Bi-directional w/Ford 7414 loader w/ grapple fork, 3-pt., good rubber, 2408 hours



2000 Pride of Prairie 12 bale gooseneck bale hauler, SN: 580



1999 Sitrex Magnum MK 14-16 wheel rake, like new, SN: 112618



1999 Vermeer 605 L net wrap baler, SN: 1VRR141EX1001485

1974 Allis Chalmers #440, 4WD w/dozer, needs front differential overhaul
1959 Dodge truck, 13'

bed w/hoist
IHC 16'x12" hoe drill, #150
12' Speed mover, like new
Miller 16' offset disc
CrustBuster 32' spring-tooth

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