

Bidding will not end prior to Tuesday September 25, 2012.

Directions to property:

From Salina, Kansas; take US I-70 six miles east to Exit 260 (Niles), then take Niles 1-1/2 south to Old 40, then 1 mile southwest to Cunningham Road, finally 1/2 north to center of east edge of property. (signs posted)

Legal Description: Surface and water rights only in and to the South-Half of the Southeast Quarter (S/2 of SE/4) in Section 26-13-2W, Saline County, Kansas.

Acres: 80+/-

Taxes: \$ 547.36

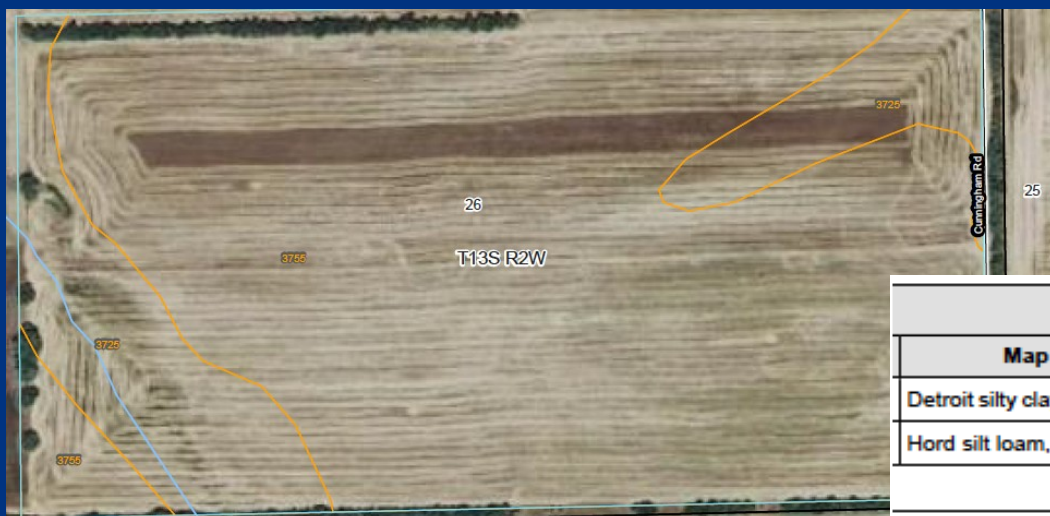
Tenant: None.

Crops: North-half in corn, south-half in soybeans. 2012 crops are abandoned & will go to Buyer.

Soils: 66% Hord silt loam, rarely flooded, 14% Detroit silty clay loam. (see map)

Minerals: None included. **Possession:** Upon closing.

Note: Take this great opportunity to own a nice piece of farmland with productive soils. Call today to learn the current bid or place your bid by phone.



Current crops

CORN
Soybeans

Saline County, Kansas (KS169)

Map Unit Name	Acres in AOI
Detroit silty clay loam, rarely flooded	14.0
Hord silt loam, rarely flooded	66.0
	80.0



FSA Information:

Crop	Direct Yield
Wheat	32
Grain SGHM	50
Soybeans	22

TERMS: Selling by *Private Auction* through Mark Faulkner, Broker, Faulkner Real Estate. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with C W Lynn Abstract Co Inc. as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Settlement will occur on or before **Thursday November 1, 2012. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate.