

PRATT COUNTY, KS - 327+/- ACRES

LAND & MINERAL AUCTION

MONDAY, APRIL 23, 2012 @ 1:00 PM

**SALE LOCATION: Pratt Community Center
619 N. Main Street, Pratt, KS**

SELLERS: Charles & Barbara Ramsey

Directions to Property: From Sawyer, Ks go 3 miles West and 1 mile North on the Blacktop. Turn East on SE 90th St. Proceed East 1/4 mile. Gate is on the North side of road (SW corner of the property).

Terms: 10% down day of sale per tract. Certified funds or letter of credit required, balance due at closing on or before May 23, 2012.

Possession: At closing, subject to tenant's rights.

MINERALS:

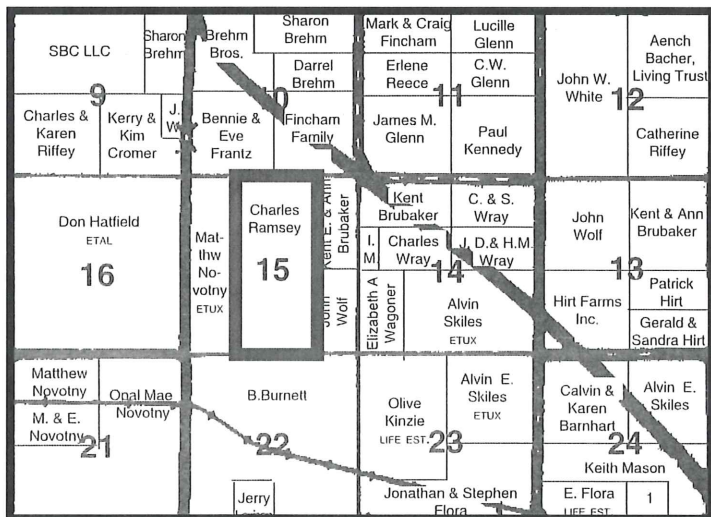
Minerals will sell following the surface. Minerals are believed to be 100% in-tact, open, and unleased. A stand-up mineral opinion will be made available upon completion.

Here is a great tract of grass pasture in an area where land doesn't come up for sale too often. This 1/2 Section of grass is just a short drive from Sawyer or Pratt. A pond is located towards the South end of the pasture. In addition, there is a water well with a submersible electric pump located just off of the dam that can pump water directly into the pond. A dry creek runs through the property and is lined with mature trees for livestock shade. The pasture is leased for this season from May 1st to October 31st. The new buyer shall receive the 2012 pasture rent. There is also a lease with BP for wind development that will transfer to the new buyer.

Legal Description of the Surface: The surface interest only in and to the E1/2 of the SW1/4 and the W1/2 of the SE1/4 and the East 1/2 of the NW1/4 and the W1/2 of the NE1/4 all in Section 15, T29S, R13W of the 6th P.M. in Pratt County, Ks.

FSA information-Bases/Yields:

Cropland: 53.4 acres
Wheat base: 27.3 acres/36 bu yield
Oats: .1 acre/38 bu yield
Grain Sorghum: 3.7 acres/41 bu yield



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