



LYON COUNTY 313 ACRES • TWO TRACTS

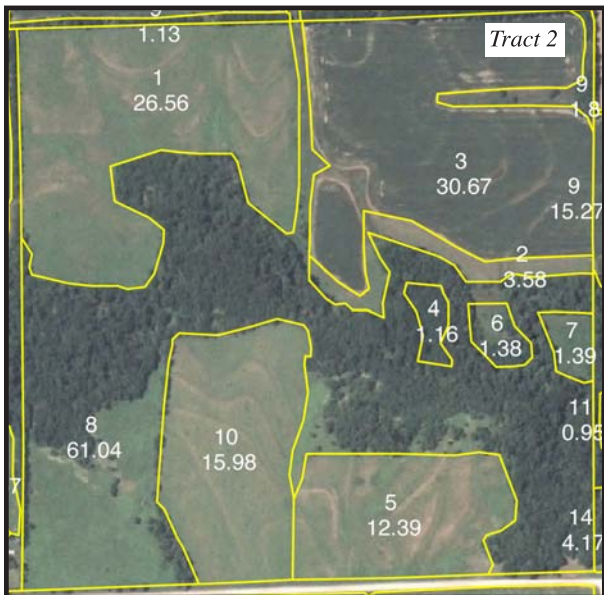
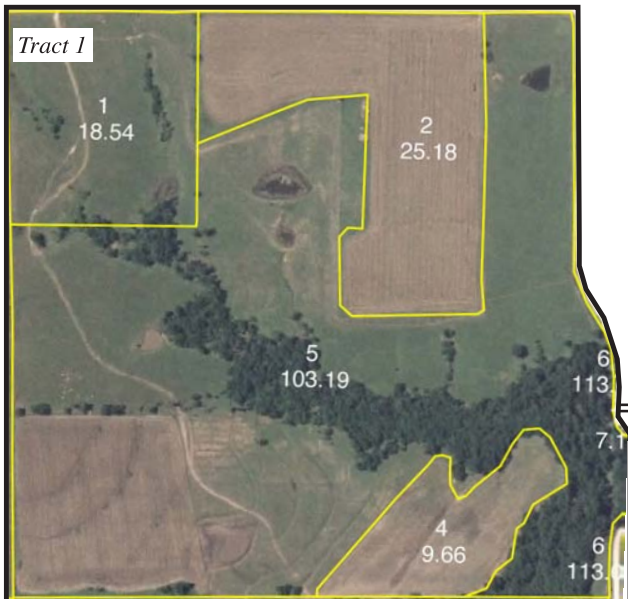
Auction

Thursday, March 1, 2012 • 7:00 P.M.

SELLER: RICHARD E. RATTAY TRUST

Auction Location: Olpe Chicken House, Olpe, KS

PROPERTY LOCATION: One mile south of Olpe, KS on Hwy 99 to Rd 60th then east 5.5 miles to the northwest corner of Tract 1. Tract 2 is east another mile to the southwest corner. Tract 1 is on the south side of 60th and west of Rd. U. Tract 2 is north of Rd. 60th.



TRACT 1 : Address 1700 Rd. 60 -- 152.90 Taxable Acres

Legal: The NE/4 of Sec 11, Twp 21 South, Rge 12 E. of the 6th PM except the east 5 acres thereof.

Taxes: \$546.81 -- Seller mineral rights transfer to the buyer, no production is on the property.

General Description: 152.90 acres consisting of 83.18 acres of native grass, 22.72 acres of timber and wet land draw, 47.01 acres of cropland with 34.84 acres of alfalfa, tame grasses and balance in reseeded native grass. The native grass is watered by six ponds. The fences are above average. Barb wire and steel post fence with some woven wire. The fields are fenced as well as the timbered draw.

Cropland soils: Ka-Silty loam is the largest percentage of soil, other soils are Ra-Silt Loam and Ec-Silty Clay.

The pasture is gently rolling with timber mostly in the draw. This is an excellent quarter for grazing and hay production. There is electricity on the property, rural water close by, good access - this could be a great home building site!

The draw which drains into Eagle Creek is a great habitat for deer, turkey, and other wildlife. This is a well diversified quarter something for everyone!

FSA INFO	Total Payment: \$431.00	
	Base Acres	CC Yield
Corn	.03	62
Oats	1.0	40
Grain Sorghum	9.9	51
Wheat	17.1	38

TRACT 2 : Address 1800 Rd. 60 -- 160.81 Taxable Acres

Legal: The SE 1/4 of Sec 1, Twp 21 South, Rge 12, East of the 6th PM Lyon Co., KS.

Taxes: \$649.30 -- Seller mineral rights transfer to the buyer, no production is on the property.

General Description: 160.81 acres consisting of 96.26 acres dryland crop, 59.52 acres native grass, 5.03 acres of tame grass.

Cropland acres: Ed-Eram Silt loam, 3-6% slope, Ea-Elmont Silt loam, 1-4% slope, Le-Labette Silty Clay loam, 2-6% slope, Ra, Reading Silt loam.

93.14 acres are in the CRP program (A) 7.51 acres receive \$76.46/acre, contract is up 9/30/12. Total payment \$574.00/yr. (B) 64.93 acres receive \$40/acre, contract is up 9/30/12. Total payment \$2,196.00/yr. (C) 30.7 acres receive \$56.86/acre, contract is up 9/30/21. Total payment \$1,746.00/yr.

Native bluestem and mixed grasses are planted in the CRP acres. There is evidence of Sericia on the acreage. There is newer fence along the road on the south side, little or no fence on the balance of the property. Eagle Creek flows through the property providing excellent habitat for deer, turkey, quail and other wildlife.

Take a look at this investment, with return and excellent wildlife. This is a great opportunity!

Good access, rural water, electricity close by - this has great home possibilities!

Inspection any time by contacting numbers below.

Terms: Earnest money deposit due upon signing of contract evening of auction. Tract 1 - \$15,000; Tract 2 - \$15,000. Balance due on or before April 4, 2012 at which time buyer will receive Trustee's deed. Buyer will receive 2012 income and pay 2012 taxes. Title insurance for the owner's policy will be split between buyer and seller. Property is sold as it is. Each tract will be sold individually and not offered collectively. All financing arrangements must be made prior to the auction.

Auctioneer's Note: Real estate could be the best investment going! Both tracts are within 1 mile of each other, buy one, buy both. You will have excellent livestock grazing, haying, wildlife and attractive building sites. All within minutes of Olpe and Emporia. DON'T MISS THIS OPPORTUNITY!

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