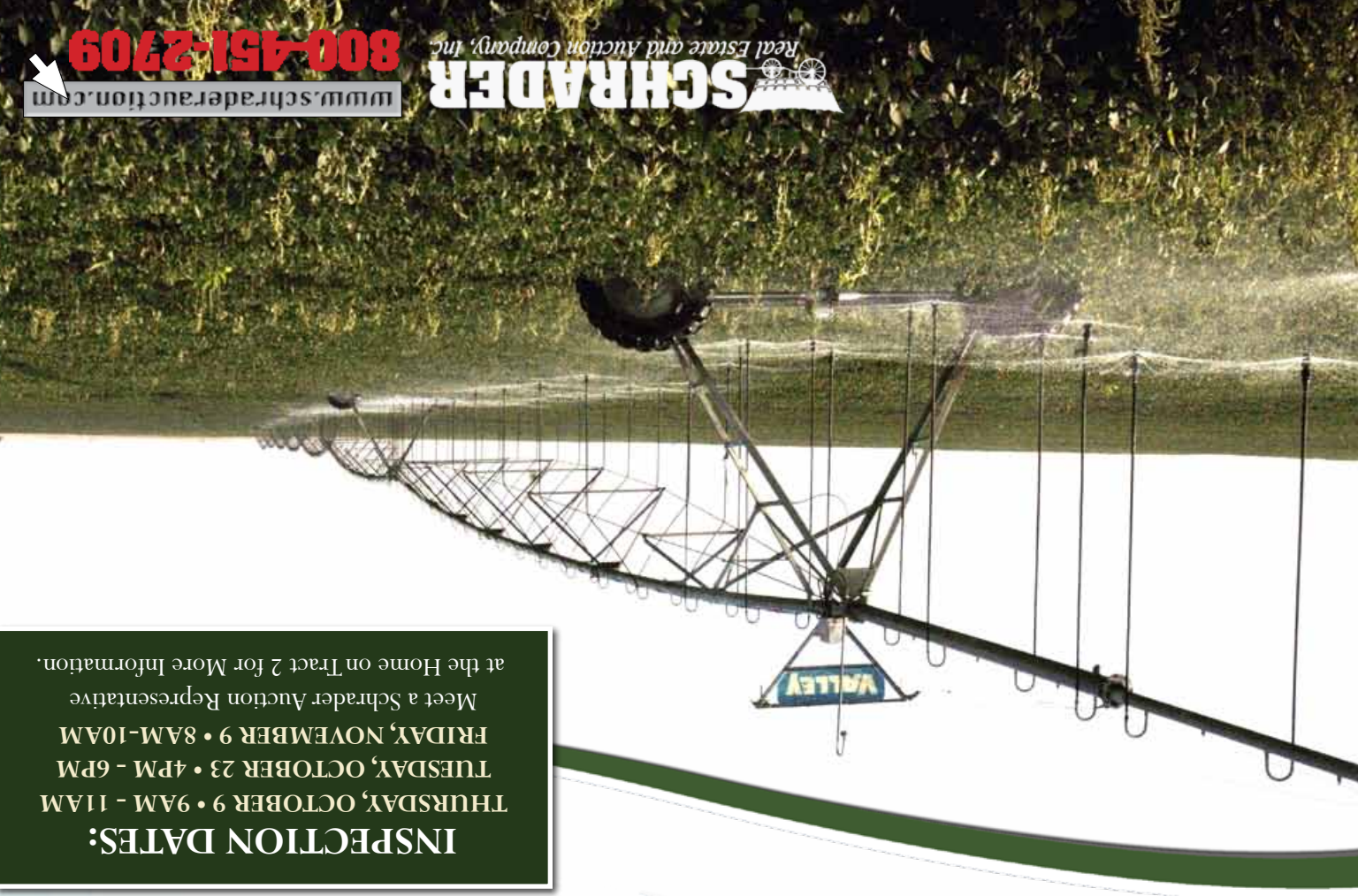


2717 ACRES
OFFERED IN 8 TRACTS

AUCTION LOCATION:
Memorial Hall - HUGOTON, KS.
From Hugoton, KS, South Main Street turn East on 6th Street and travel one block.

INSPECTION DATES:
THURSDAY, OCTOBER 9 • 9AM - 11AM
TUESDAY, OCTOBER 23 • 4PM - 6PM
FRIDAY, NOVEMBER 9 • 8AM - 10AM
Meet at Schrader Auction Representative at the Home on Tract 2 for More Information.

PROPERTY LOCATIONS:
TRACTS 1-5: (South portion of Tract 1) From Moscow at the corner of Hwy. 56 & Rd. 20 go South 1.5 miles on Rd. 20 to the NW corner of Tract 1. (North portion of Tract 1) From Moscow at the corner of Hwy. 56 & Rd. 20 go South 4.5 miles on Rd. 20 to Rd. Y then go East 1 mile to the SW corner of South Tract 1.
TRACT 6: From Moscow at the corner of Hwy. 56 & Rd. 20 go south 4.5 miles on Rd. 20 to Rd. U, then go West 1 mile to the NE corner of Tract 6.
TRACT 7: From Moscow at the corner of Hwy. 56 & Rd. 20 go East 2 miles on Hwy. 56 to the SW corner of Tract 7.
TRACT 8: From Moscow at the corner of Hwy. 56 & Rd. 20 go north 4.5 miles on Rd. 20 to the SW corner of Tract 8.



LAND AUCTION
Moscow, Kansas
Stevens & Grant Counties

2717 ACRES
OFFERED IN 8 TRACTS



*Excellent Water!
Excellent Soils!*



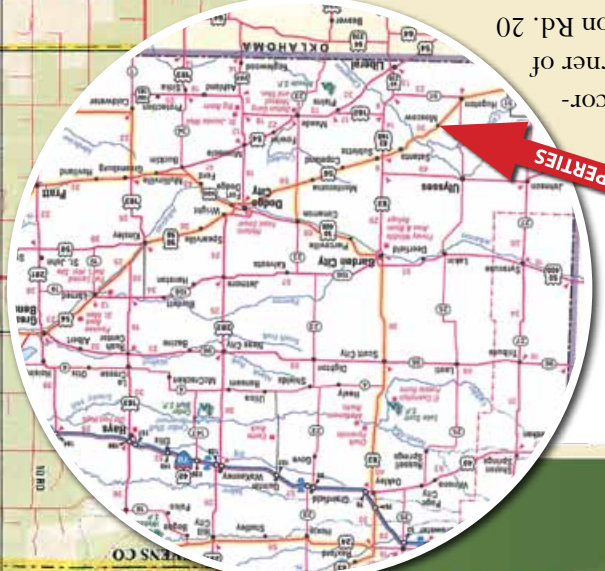
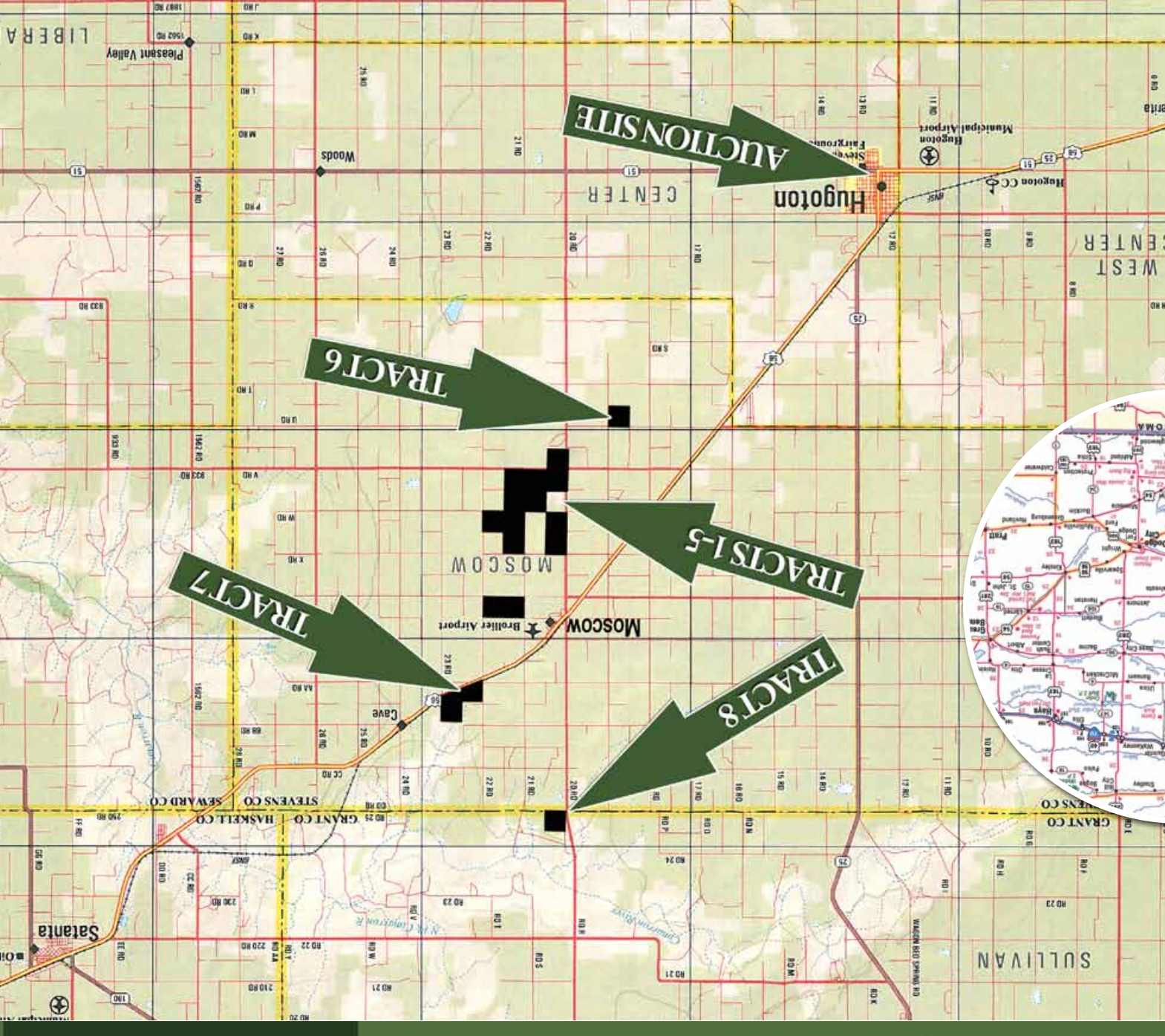
ONLINE BIDDING AVAILABLE

- Mostly Irrigated Farmland
- Beautiful Home & Headquarters
- Investment Opportunity

FRIDAY, NOVEMBER 9 • 1PM
Held at the Memorial Hall - Hugoton, Kansas

SCHRADER
Real Estate and Auction Company, Inc.
Call 800.451.2709
SchraderAuction.com
In cooperation with
LUND COMPANY

AUCTION TERMS & CONDITIONS
PROCEDURE: Tracts 1 through 8 will be offered in individual tracts in any combination of these 8 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner described in the highest total sale price.
DOWN PAYMENT: 10% of the accepted bid price as down payment on the day of auction with the balance in cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com). If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.
CLOSING: SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.
DEED: Seller shall provide Special Warranty Deeds(s).
EVIDENCE OF TITLE: Seller agrees to furnish an Owner's Policy of Title Insurance in the amount of the purchase price. Cost of the Title Insurance to be split 50/50 between Buyer and Seller. Any lender's Title Insurance and endorsements will be paid by the Buyer.
CLOSING: The closing shall take place by December 10, 2012 or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50/50 the cost of closing.
POSSESSION: Possession is at closing, subject to the harvest of the 2012 crop.
REAL ESTATE TAXES: The Seller shall be responsible for the 2012 calendar year taxes and the Buyer shall be responsible for the taxes due for the 2013 calendar year and thereafter.
MINERALS: No minerals are included in the sale of the real estate. The Seller does not own any of the mineral rights.
BUYER'S PREMIUM: A 2% Buyer's Premium will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to determine the Total Contract Purchase Price.
SURVEY: The Seller provides a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50/50) the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient to provide the insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. If a new survey is determined to be necessary by the Seller.
AGREEMENT AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.
AGENCY: Schrader Real Estate and Auction Company, Inc., The Lund Company and their representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to include any person from bidding. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property. OWNER, MOSS FARM LLC



FRIDAY, NOVEMBER 9 • 1PM
Held at the Memorial Hall - Hugoton, Kansas
In cooperation with
SCHRADER
Real Estate and Auction Company, Inc.

- Mostly Irrigated Farmland
- Beautiful Home & Headquarters
- Investment Opportunity

2717 ACRES
OFFERED IN 8 TRACTS

LAND AUCTION
Moscow, Kansas
Stevens & Grant Counties

800.451.2709
SchraderAuction.com

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
		1	2	3		

NOVEMBER 2012

Rex Defoe Schrader KS Lic.# BR00043237

Follow Us: YouTube Facebook Twitter

P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
SCHRADER
Real Estate and Auction Company, Inc.

2717 ACRES
OFFERED IN 8 TRACTS

LAND AUCTION
Stevens & Grant Counties
KANSAS

LAND AUCTION

- Investment Opportunity
- Beautiful Home & Headquarters
- Mostly Irrigated Farmland

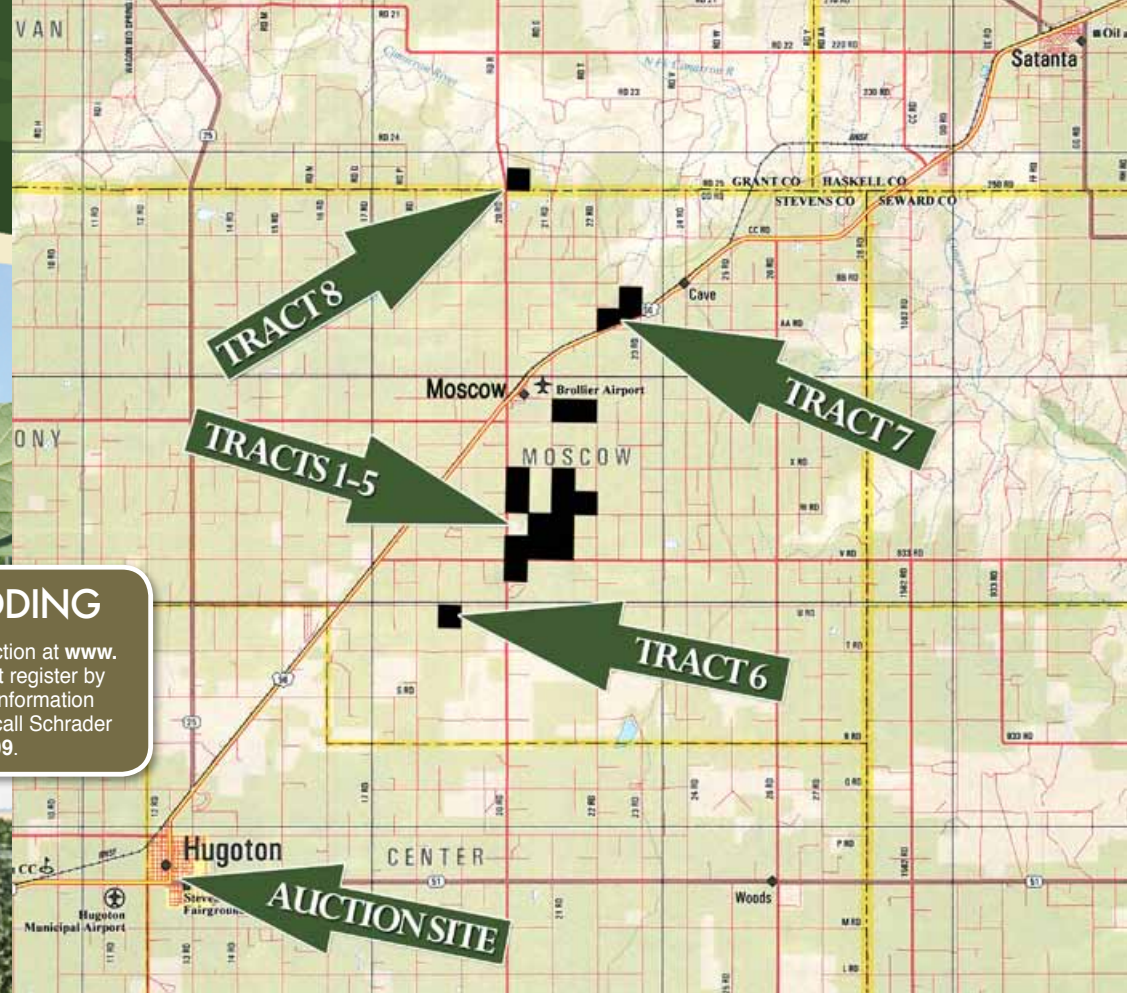
Moscow, Kansas
Stevens & Grant Counties

FRIDAY,
NOVEMBER 9 • 1PM

Held at the Memorial Hall - Hugoton, Kansas

2717
ACRES
OFFERED IN 8 TRACTS

ONLINE BIDDING
You may bid online during the auction at www.schraderauction.com. You must register by November 1st to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



TRACTS 1-5

TRACT 1: 617+/- Acres with approximately 612+/- acres tillable per FSA, with 491+/- acres under pivot. The soils are mostly Belfon, Bigbow, Zella and Hugoton Loam and Fine Sandy Loam. Water lines service the north portion of Tract 1 via a well on the south portion of Tract 1.

TRACT 2: 12+/- Acres with beautiful 2,320 sq. ft. brick ranch home with full basement. This Tract also includes a 3,058 sq. ft. heated shop, 11, 154 sq. ft. concreted machine shed with heat, 1,093 sq. ft. metal office building and cattle pens with load-out.

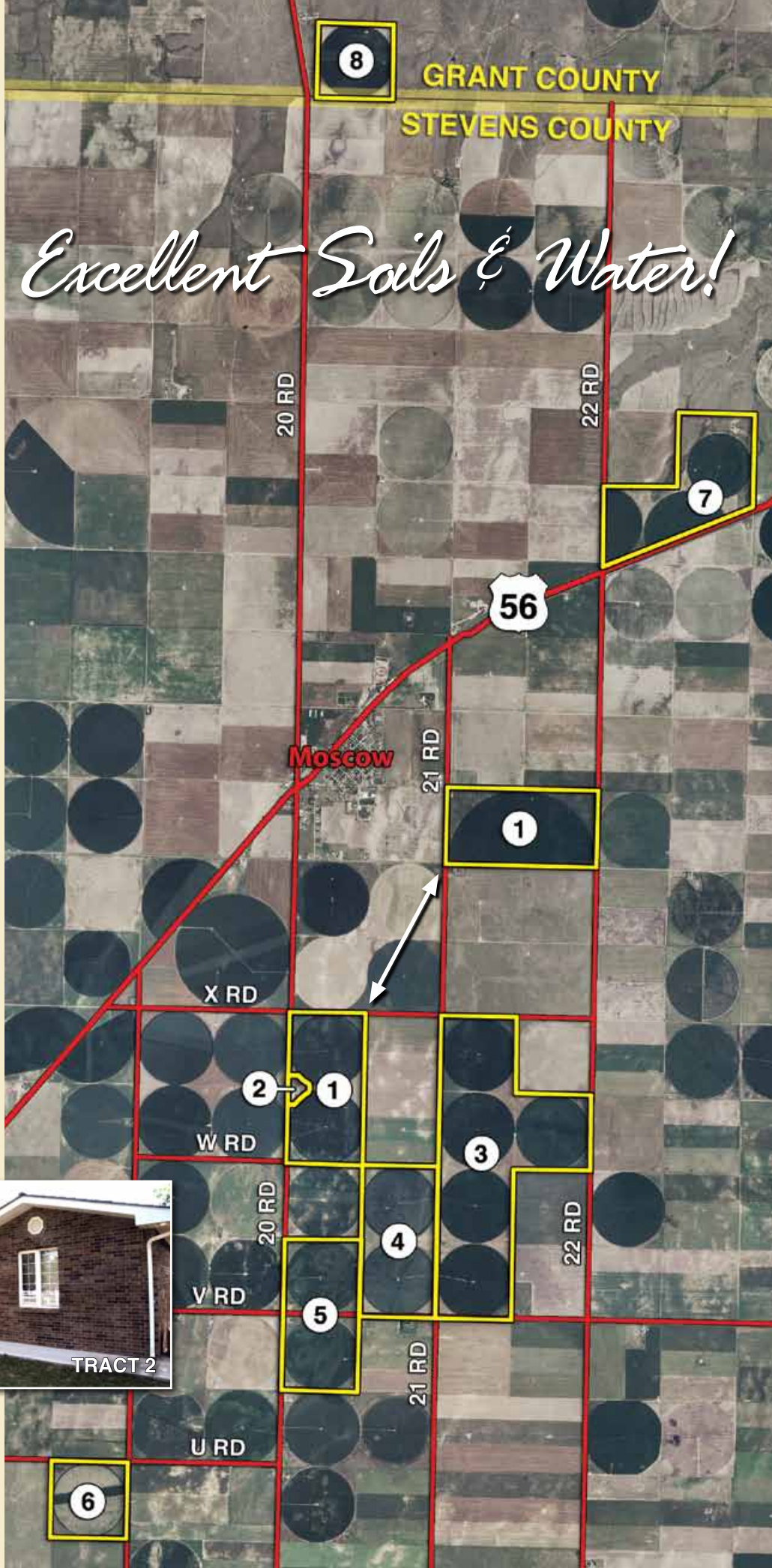
TRACT 3: 790+/- Acres with approximately 785+/- acres tillable per FSA, with 610+/- acres under pivot. Soils are mostly Belfon, Hugoton, Zella loam and Fine Sandy Loam.

TRACT 4: 314+/- Acres with approximately 313+/- acres tillable per FSA, with 244+/- acres under pivot. Soils are mostly Belfon, Dalhart, and Eva- Optima Loamy Fine Sand and Fine Sandy Loam.

TRACT 5: 313+/- Acres with approximately 306+/- acres tillable per FSA, with 245+/- acres under pivot. There are currently 60.8 acres enrolled in CRP that expires 9/30/2017. Soils are mostly Eva-Optima, Bigbow and Forgam Loam and Loamy Fine Sand.



TRACT 5



TRACT 6: 156+/- Acres with approximately 143+/- acres tillable per FSA, with 128+/- under pivot. Soils are mostly Bigbow and Forgam Loam and Loamy Fine Sand.



TRACT 7

TRACT 7: 357+/- Acres with approximately 303+/- acres tillable per FSA, with 244+/- acres under pivot. Soils are mostly Atchison Clay Loam and Fine Sandy Loam.



TRACT 7



TRACT 7



TRACT 7



TRACT 1 (North)



TRACT 2



TRACT 2



TRACT 3



TRACT 5



TRACT 4

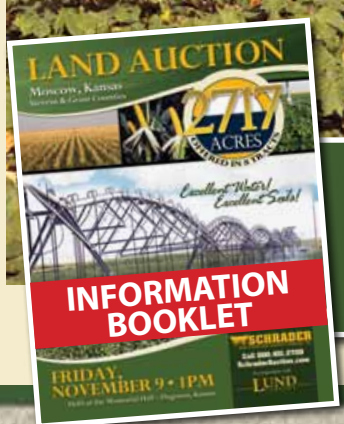


TRACT 8 - Grant County

TRACT 8: 158+/- Acres with approximately 154+/- tillable per FSA, with 122+/- acres under pivot. Soils are mostly Hugoton and Atchison Loams.



TRACT 3



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials, Including Flow Meter Testing Information.



Join Schrader Auction Company Thursday, November 8th for 1,855 Acres - Mostly Irrigated - in Adams County, Nebraska

SCHRADER
Real Estate & Auction Co., Inc.

800.451.2709
SchraderAuction.com

LUND
COMPANY