

2,292 ACRES NATIVE GRASS-CRP- STATE LEASE

COMMERCIAL BUILDING

FARM AND SHOP EQUIPMENT

3 BIG DAYS

LUNCH WILL BE AVAILABLE

ANTIQUES

KIOWA COUNTY, COLORADO

AUCTION

September 11, 2014 Real Estate at 1:30 P.M.

LOCATION OF LAND AUCTION: Community building at the Fairgrounds in Eads, CO

LOCATION OF LAND:

Tracts 1 through 4: from the corner of Hwy 287 and 96, in Eads, CO 3 1/2 miles south on Rd. 40.

Tract 5: From Eads, CO 7 miles west on Hwy 96, 5 1/2 miles south on Rd 33, 1 1/2 miles west on Rd L

Tract 6: Commercial building at the corner Hwy 287 and 96

TRACT 1: All Sec 9 and SE 1/4 Sec 4, 19-48

ASSESSED ACRES: 800, grass pasture

BASE ACRES: Wheat: Approx 271.5

Milo: 2.5

PRIMARY SOILS: Ft. Collins Sandy Loam 0 to 3% slope, Singerton Pultney Complex 1 to 10% slope

TAXES: \$544.13

IMPROVEMENTS: 3,000 sq ft metal shop, electricity, 3 metal cone bottom bins, corral system, box car, metal bar w/stalls, hydrants, auto waterers, earth dams, pipeline system, tanks

SOURCE OF WATER: Well is located on Tract #6 at commercial building in Eads, CO and supplies water to Tract #1 (ranch) and to commercial property and two other farm locations. Buyers are purchasing the property subject to said well and pipeline easement agreement.

STATE LEASE: #45600: 640 acres. TERM OF LEASE: 12-01-2006 to 12-01-2016. Transfer is subject to Land Board approval. Buyer must pay \$1,048.32 transfer fee and \$100.00 application fee.

TRACT 2: N 1/2 N 1/2, N 1/2 N 1/2 S 1/2 N 1/2 Sec 17-19-48

ASSESSED ACRES: 200

CRP: Acres enrolled: 178.8; Contract Period: 10-01-12 to 09-30-22; Rental rate per acre: \$36.30; Annual payment: \$6,490.00; Approx 21 A. in grass on E side

SOURCE OF WATER: Hydrant and pipeline on NE corner. Usage of water will need to be negotiated between buyer and well and pipeline owners.

PRIMARY SOILS: Colby Silt Loam 1 to 3% slope, Wiley Loam 0 to 3% slope

TAXES: \$256.31

TRACT 3: SW 1/4 Sec 4-19-48

ASSESSED ACRES: 160

CRP: Acres Enrolled: 128.6; Contract Period: 10-01-12 to 9-30-22; Rental rate per acre: \$35.01; Annual payment: \$4,502.00; Approx 31 A of grass on W side and old well location

PRIMARY SOILS: Kim Stoneham Larimer 0 to 12% slope, Stoneham Loam 0 to 3% slope

TAXES: \$151.57

TRACT 4: NE 1/4 Sec 4-19-48

ASSESSED ACRES: 160.25

CRP: Acres Enrolled: 151.2; Contract Period: will run until 9-30-15; Cover crop and grass cover are not certified: Rental Rate Per Acre: \$31.73

PRIMARY SOILS: Colby Silt Loam 1 to 3% slope, Kim Stoneham Larimer 3 to 12% slope

TAXES: \$183.93

TRACT 5: W 1/2 Sec 7-19-49

ASSESSED ACRES: 332.38

CRP: Acres Enrolled: 332.6; Contract Period: 10-01-12 to 09-30-22; Rental Rate Per Acre: \$34.59; Annual Payment: \$11,505.00

PRIMARY SOILS: Singerton Pultney 1 to 10% slope, Wiley Loam 0 to 3% slope

TAXES: \$431.73

TRACT 6: Commercial building corner of Hwy 287 and 96, Eads, CO

SELLERS: Barbara Abrams and Sharon Bowen

Lots 8 through 11, N 15 ft of 29, Lots 30 through 36, Block 10, Jacksons Sub, Town of Eads

BUILDING: 2,112 sq ft, office, restroom, main shop area, 110-220 elec, natural gas, city sewer, SE CO power, fenced yard

SOURCE OF WATER: Well on property. Property is sold subject to well and pipeline easement agreement. Property is sold subject to communication tower and building on property.

TAXES: \$294.00

TERMS: 10% down the day of the auction with the balance in certified funds on or before October 2, 2014.

POSSESSION: At the time of closing

MINERALS: None going with the surface

CRP PAYMENTS: 2014 and all prior years payments will be retained by the Sellers. 2015 and all years payments thereafter will go to the Buyers.

CONTRACTS: Immediately following the auction, the successful Buyer(s) and Sellers will enter into and sign an attorney prepared contract To Buy and Sell Real Estate.

SURVEY: Any survey of the property will be at the Buyer(s) option and expense and the results of said survey will not create a contingency

CONFIRMATION OF BIDS: All bids on the property will be subject to Seller's confirmation and approval

MANNER OF SALE: Tracts will be offered individually and not combined.

EVIDENCE OF TITLE: Seller's will provide the Buyer(s) a title insurance policy equal to the purchase price

AGENCY: Farmer-Stockman Realty and Auction, LLP and it's agents are transaction brokers.

Friday, September 12, 2014 AT 10:00 A.M.

LOCATION: From the corner of Hwy 287 and 96, Eads, CO, 3 1/2 miles south on Rd 40

FARM EQUIPMENT - LIVESTOCK EQUIPMENT - VEHICLES - TRAILERS - ANTIQUES - GUNS

1973 JD 4030 tractor, cab, diesel, 3 pt, 540-1000 PTO, 3 hyds, 18.4 X 34 tires, quad range, 6404 hrs, has JD 725 loader. 1971 Case 1170 tractor, cab, diesel, 3 pt, 2 hyds, 1000 PTO, 18.4 X 38 tires, has Case loader. JD 566 round baler, 5 X 6, elec monitor. 2007 Ford F-250 pickup, 4X4, V-8, auto, AC, CC, XL super duty, 12,360 actual miles. 1986 Ford F-100 pickup, 4X4, flat bed V-8, auto, 1993 Ford F-250 pickup, 4X4, V-8, auto, flat bed w/hydro bale loader. 1965 Chev truck, 60 series, 4 spd, 16 ft bed w/hoist. 1980 Sundowner gooseneck livestock trailer, full top, 30 ft, tandem axle. Flat gooseneck trailer, 27 ft, triple axle. 14 ft Stock trailer, open top, tandem axle. Gooseneck trailer frame, tandem axle. 16 ft stock trailer, full top, tandem axle. 2 horse trailer, full top, tandem axle. Nationwide 5 ft enclosed trailer. 14 ft gooseneck flat trailer on trk chassis, hoist. 2 Cattle squeeze chutes. Elec horse walker. Round bale feeder. Metal calf creep feeder. 6 metal corral panels. Approx 500 gal LP tank. Stock tanks. 4 metal feed bunks. 2-300 gal, 1-500 gal fuel tanks. Bale prongs.

IMPLEMENTES

Rowse 3 yd pull type scraper, hyds. Seed broadcaster, 3 pt, 540 PTO, new. 3 pt post hole digger. Saturn 60 in - 3 pt rotary mower. 12 ft kilifer scraper, hyds. New Idea 4 wheel trailer w/wooden bed. 6 in X 24 ft auger w/gas motor. IHC older side delivery rake. Oliver pull type manure spreader. IHC manure spreader.

ANTIQUES

Case trashing machine. Twin City 184 trashing machine. AC pull type combine. Approx 6 stock saddles including Frazier. Military harness, team of 2 w/brass rosettes. Other sets of harness. Bridles. Halters. Fly net. Wagon wheel alignment tool. New steel wagon axles. New oak wagon tongue material. Wooden buggy tongues. Wagon seat springs. Wagon step. Wagon wheel rings. Single and double trees. Hames. New oak walking plow handles. New Holmes wooden wagon wheels. Collars. Wagon seats. Wooden wagon running gear w/wheels. Dempster pitcher pumps. Ford Model T parts. Steel traps. Wrenches. Steel measuring tape.

HORSE DRAWN EQUIPMENT

JM Company steel wheel road grader. Cultivators. Discs. One row binder. Plows. Lister. McCormick Deering mower. Fresno. Steel wheel wagon chassis. 12 ft steel wheel wagon.

MISC. ITEMS

Steel scaffolding/rollers. Platform scales. Extension ladder. Pipe threader. Clamp. Steel work bench. Approx 300 sheets lap siding.

TERMS FOR PERSONAL PROPERTY: Full settlement the day of the auction with cash or good and sufficient check. Farmer-Stockman Realty and Auction, LLP and the Seller's make no warranties either expressed or implied. Announcements at the auction shall take precedence.

BROKERS NOTE: The Seller's and Farmer-Stockman Realty and Auction LLP and our agents make no warranties either expressed or implied. Property is sold in its present and as-is condition. All acreages and boundaries are considered to be approximate. Each bidder is responsible for their own inspections and using due diligence concerning facts about the property. Property is sold subject to all easements, rights-of-ways, restrictions and lease, if any. Announcements at the auction shall take precedence. The Buyer(s) as the successor to the CRP contracts must comply with U.S. Government FSA rules and regulations.

Saturday, September 13, 2014 AT 10:00 A.M.

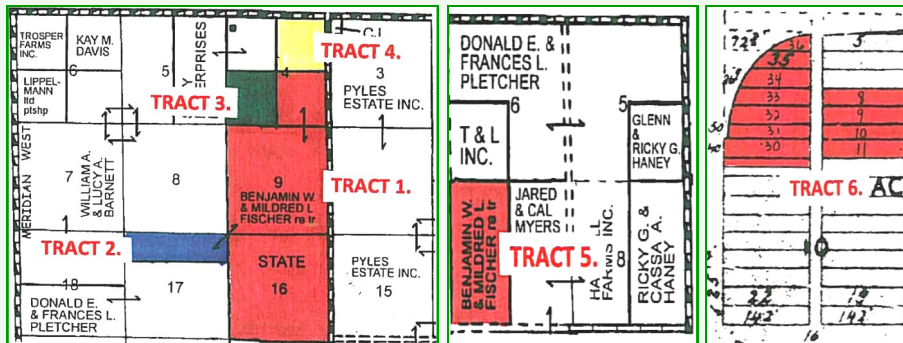
LOCATION: Corner of Hwy 287 and 96 in Eads, CO

COLLECTIBLE CARS - 4 WHEELER - FLAT TRAILER - SHOP EQUIPMENT - GUNS

1950 Plymouth 2 door deluxe car, rebuilt 6 cyl, std trans, outside restored, needs some interior restoration. 1992 Lincoln Town Car, 4 dr sedan. Honda Model 300 - 4 Trax 4 wheeler. 16 ft flat trailer, tandem axle. Delta 22-250 - 12 1/2 in planer. Delta commercial jointer. Forney 180 amp welder. B & D radial arm saw. Sm wooden lathe. Metal brake. Milwaukee chop saw. Sears drill press on stand. Mac stacking tool box on rollers. Magna Force 5 HP air compressor. Survey transit. Metal saw. DeWalt Skil saw. Pipe dyes. DeWalt grinder. Planer on stand. Craftsman band saw. Delta miter saw. 12 volt impact. Torch and gauges. Hobart Beta Mig 250 wire welder. 2 wheel grinder on stand. 100 lb anvil. Metal work table w/vice. Shop stands. Wooden bolt bin. 12 volt 20 gal poly sprayer. Belt sanders. Planes. Clamps. Wooden trusses. Barb wire collection. Jacks. Bottle & floor jacks. Tool boxes. Chains. Steel wheel cart. Elec drills and bits. End wrenches. Sockets. Hand saws. Nuts. Bolts. Draw knives. Inventory cabinets.

GUNS:

Mossberg 12 gauge pump shot gun. Iver Johnson 32 cal revolver. 22 cal long rifle revolver. Remington, Marlin, Glenfield rifles cal and models unknown at this time.



AUCTION CONDUCTED BY:

FARMER-STOCKMAN REALTY & AUCTION, LLP
Under all is land, our professionals will lend you a hand.

1301 North Main Street - Lamar, CO 81052

Phone (719) 336-2675

FARMS - RANCHES - RESIDENTIAL

Larry J. Lusher, Real Estate Broker & Colorado Champion Auctioneer
Susan A. Lusher, Associate Real Estate Broker

Licensed Real Estate Brokers in Colorado and Kansas



Please visit our web site at www.farmer-stockman.com or call for complete brochure.

Email: cty92217@centurytel.net

SELLERS:

Benjamin W. Fischer and Laverne Fischer Trust, Barbara Abrams and Sharon Bowen, co-trustees

