

LANGE AUCTIONS

300 Acres

YOU'RE IN
LANGE COUNTRY!

4 Tracts Harper & Sumner Tillable, Grassland, River

Monday June 4, 2007 7:00 PM

Auction Location: Argonia Community Building, 114 W Walnut, Argonia, Ks

TRACTS I AND II

Tract I

20 Acres M/L Sec 12 32 5W

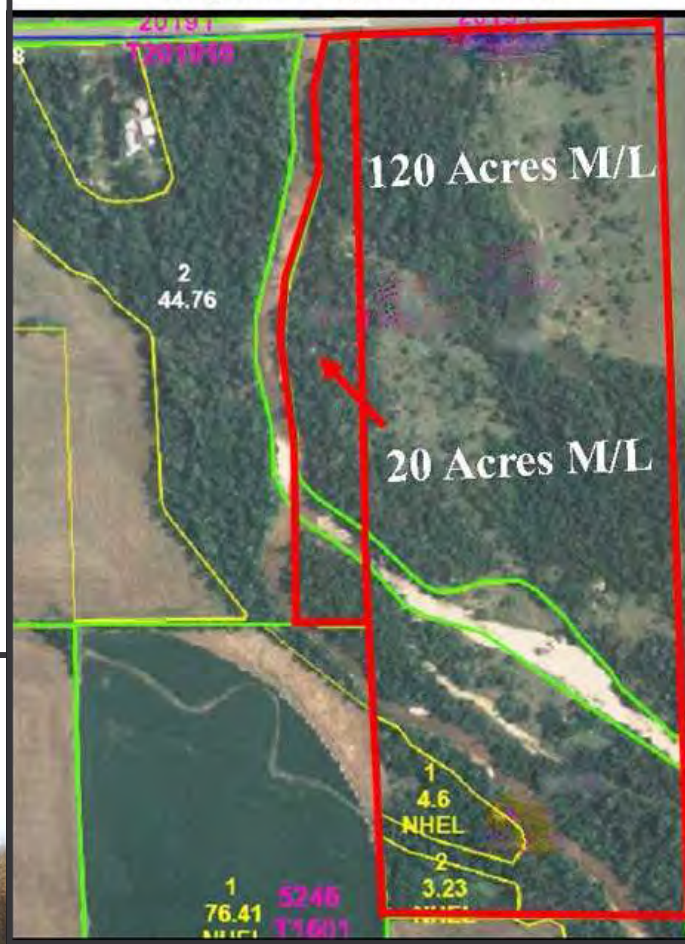
Directions: Highway 160 & Blackstone Road, 1/2 mile west.

Property Description: 20 Acres M/L Harper County, River runs along west line of property and cuts across at south end of property.

Legal Description: W/2 of NE 1/4 of S12-T32S-R5W



Harper County Sec 12 32 5W



Tract II

120 Acres M/L Sec 12 32 5W River

Directions: Highway 160 & Blackstone Road, 1/2 mile west.

Property Description: 120 Acres M/L Harper County, lots of trees and river cuts across south half of tract. Great deer hunting site.

Legal Description: E/2 of the NE 1/4 and NE/4 of the SE/4 S12-T32S-R5W

	FSA Information		
	Farmland	Cropland	DCP Cropland
	120	7.8	7.8
	Wheat	Oats	Grain Sorg
Base Acr.	3.0	0.4	3.2
Yield	31	31	28



These properties will be open to bidders on site as well as to bidders on the internet at proxibid.com!

TRACT III & TRACT IV ON BACK

Seller: Everett G. Swingle Trust & Randal Boatright
Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
Terry Hughes, Auctioneer/Realtor
Mark Wedman, Listing Agent

For More Pictures & Information see: www.jefflangere.com
 316-529-3100 or 800-525-8160



TRACTS III AND IV

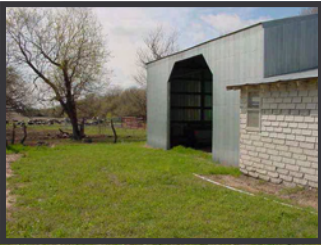
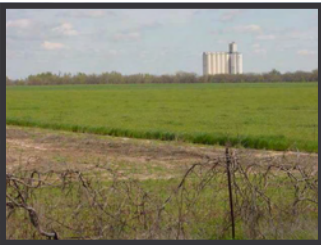
Tract III

80 Acres M/L w/Home site 8-32-4W

Directions: 1773 N 20th, Argonia

Property Description: 80 Acres M/L Sumner County

Legal Description: N/2 of the NW/4 Less Row



Tract III Sumner County		
FSA Information Sumner 8-32-4-W		
Farmland	Cropland	DCP Cropland
80	40.7	40.7
Wheat		
Base Avg	Yield	CC Yield
33.3	31	31

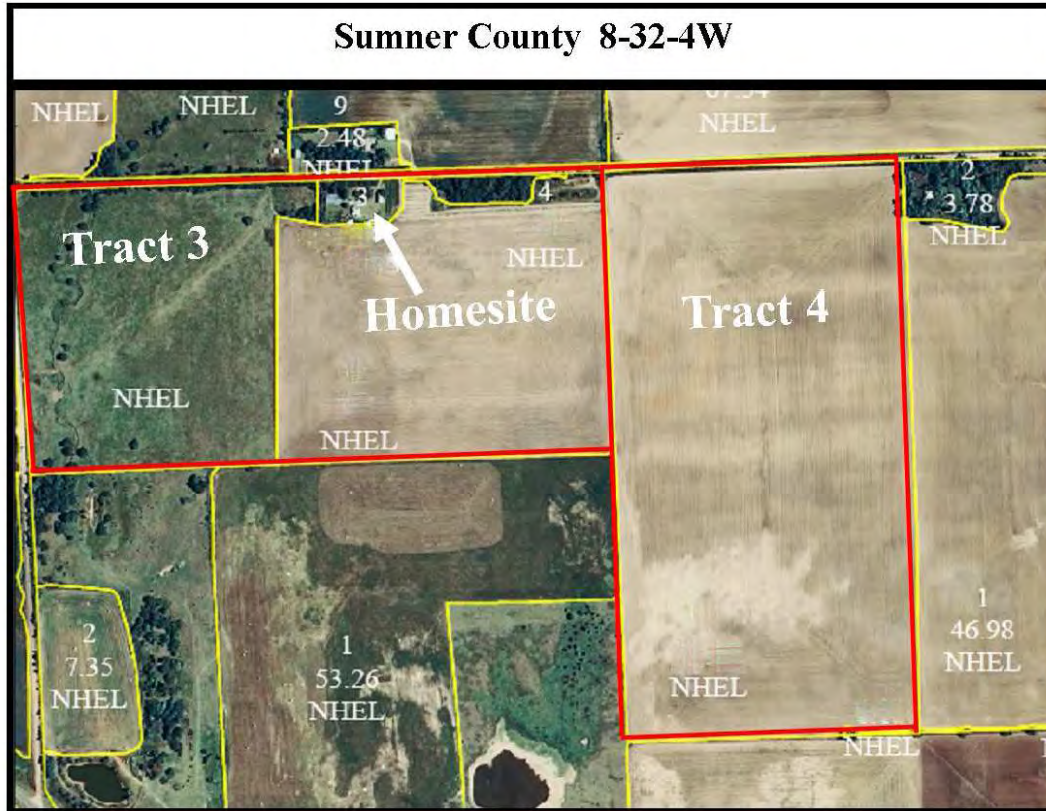
Tract IV

80 Acres M/L 8-32-4W

Directions: 1773 N 20th, Argonia, East of homesite

Property Description: 80 Acres M/L Sumner County

Legal Description: W/2 of the NE/4 Less Row



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Tract IV Sumner County		
FSA Information Sumner 8-32-4W		
Farmland	Cropland	DCP Cropland
82	81.1	81.1
Wheat		
Base Avg	Yield	CC Yield
76.6	31	31

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- Real Estate
 - Estates
 - Farm Land
 - Sportsman Land
 - Commercial
 - Residential
 - Farm Machinery
 - Quality Personal Property

Crops: Seller gets crop and pays for fertilizer and all of 2007 taxes on farm ground for Tract III and Tract IV.
Manner of auction: Will be sold by individual tract.
2006 Taxes: Taxes for Tract I \$47.72, Tract II \$262.45, based on 2006 taxes. Seller of Tract I and Tract II will pay all of 2006 taxes and prior years taxes. Buyer to pay 2007 taxes. Tract III & IV are \$489.11, based off of 2006, paid by Seller (combined for Tracts III and IV). Buyer(s) will be responsible for 2008 taxes for Tract III and Tract IV
Easements: Buyer(s) will accept any and all easements, restrictions, roadways, and right-of-ways of record.
Minerals: Mineral interests shall be conveyed to purchaser(s). Minerals are believed to be intact.
Title: Prepared by Roger's Abstract and Title, Wellington, Ks
Earnest money: \$5,000 per tract.
Closing: Closing shall be on or before July 3, 2007, at Rogers's Abstract and Title, Wellington, KS
Possession: After harvest of 2007 growing wheat crop on tillable land and at closing on pasture and home site.
EARNEST MONEY IS NOT REFUNDABLE.
SALE IS NOT SUBJECT TO BUYER(S) OBTAINING FINANCING.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING
 Agency: Jeff Lange Real Estate is acting exclusively as Agent of the Seller and all licensees employed by or associated with Auctioneer/Broker represent the Seller in the Sale of this property.
 Announcements made by the auctioneer during the time of the auction will take precedence over any previously printed material or any other oral statements made. Successful winning bidder(s) will be required to sign all necessary legally binding purchase documents immediately upon conclusion of auction. All documents will be made available upon request, to prospective buyers prior to auction. If documents are not understood, broker recommends buyer seek competent legal advice.

Broker Participation: Jeff Lange Real Estate is offering a 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to auction. Call for details.

JEFF LANGE REAL ESTATE
 4911 S. Meridian
 Wichita, KS. 67217

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Land Auction
 300 Acres M/L in Harper
 and Sumner Counties