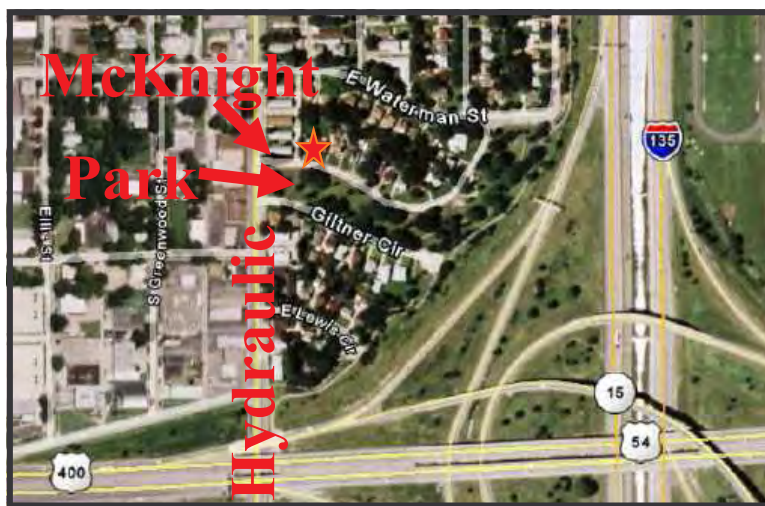


# LANGE AUCTIONS

**Thursday, June 7, 2007 7:00 P.M. on site**  
**1742 E. McKnight, Wichita, KS.**



**Directions:** From Hydraulic & Douglas, 3 blocks South to McKnight, East to home. From Kellogg Drive, North on Hydraulic 3 blocks to McKnight, East to home.

**Property description:** 1939 Brick, 2 bedroom, 2 bath, 1,192 square feet, finished basement is 950 square feet, total of 2,142 square feet. Remodeled in 1970, asphalt shingles, full basement, central heat and a/c, gas heat, fireplace. USD 259 schools. Contact school district to confirm which schools.

**Legal Description:** Lot 6, Block 5, McKnight Place Add.

**2006 Taxes:** 2006 Taxes will be prorated at closing date. 2006 total taxes were \$1,223.39, Specials \$3.65.

**Easements:** Buyer will accept any and all easements, restrictions, roadways and right-of-ways of record.

**Title:** Cost of Title insurance shall be shared equally between Seller and Purchaser(s).

**Earnest money:** Earnest money in the amount of \$5,000 is to be made payable to Jeff Lange Real Estate Trust Account in the form of personal check, business check or cashier's check day of auction. Earnest deposits are non-refundable.

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**Closing and Possession:** Closing shall occur on or before July 7, 2007 at Kansas Secured Title. Possession will be at closing. Property sells "as-is, where is" without any warranties. All prospective bidders are urged to inspect the property and are to have any and all inspections they desire (at their expense) completed prior to auction date. Property will be accessible by appointment.



**Seller: 1st National Bank of Southern Kansas**

**Jeff M. Lange, Broker**

**Don Burford, Assoc. Broker/Auctioneer**

For More Pictures and more Information see:

[www.jefflangere.com](http://www.jefflangere.com)

**316-529-3100 or 800-525-8160**

Open House Dates: May 17, 2007

Times: 5:00 — 7:00 pm

Or by Appointment

Property Sells "As Is, Where Is"

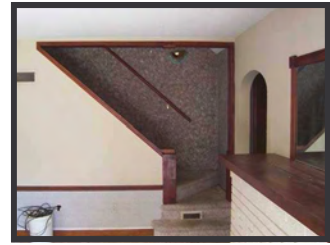
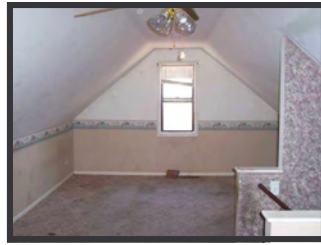
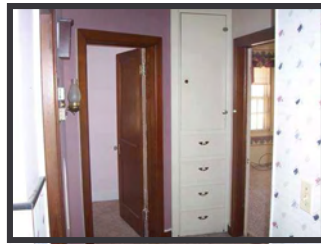
and is not subject

to buyer obtaining financing.



**JEFF**  
**LANGE**  
**REAL ESTATE**





**AUCTION LOCATION**

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**

Agency: Jeff Lange Real Estate is acting as Agents 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 to seek competent 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.

**YOU'RE IN  
LANGE COUNTRY!**

Across from park setting, 2 doors away from Bike/Walk Path along canal route.

- Jeff Lange Real Estate for all your auction needs**
- Real Estate
  - Estates
  - Farm Land
  - Sportsman Land
  - Commercial
  - Residential
  - Farm Machinery
  - Quality Personal Property



4911 S. Meridian  
Wichita, KS

**Real Estate Auction  
1742 E McKnight  
Wichita, KS**