

LANGE AUCTIONS

34 Acres M/L

Deer Creek Addition, Walton, KS.

Partially Developed - 18 Lots - Some Utilities

January 19, 2008 10:00 a.m.

Auction Location:

Walton Elementary School 502 W. Main Walton, KS.

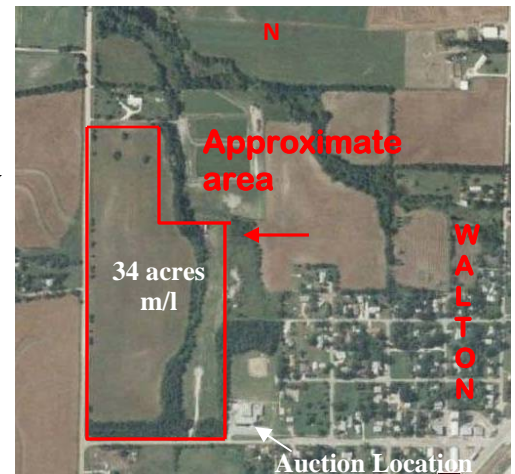
6100 N. Woodlawn, Walton, KS.

Legal Description: Deer Creek Addition, Walton, Harvey County, Kansas located in SW 1/4 Section 19, TWP 22, Range 2E consisting of 34 acres m/l

Directions: On Highway 50, E from Newton to Woodlawn, N to property

Property Description: Property is within the city limits of Walton. Property has been partially developed. A plat is available with 18 lots varying in size from 1.2 acres to 2.3 acres. Electricity is available on the S side of the property. Water and gas are available for 4 lots. Sewer is available for 10 lots. One cul-de-sac is done in rough form.

2007 Taxes: Seller will pay all 2007 and prior years taxes. 2008 taxes to be prorated to closing date. 2007 general taxes were: \$305.28 2007 special taxes were \$868.58. 2008 Total Special tax balance is \$9512.42.

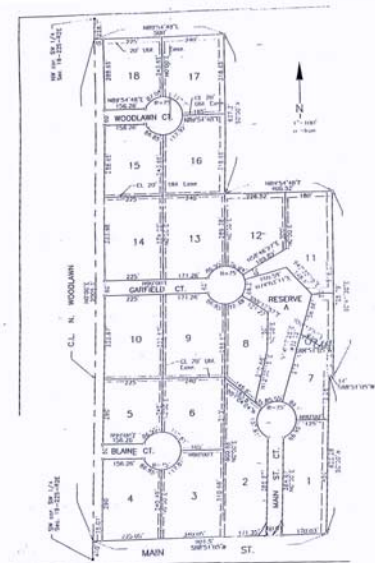


Sellers: Jerry and Michelle Kepley
Jim Marsalis, Listing Agent
Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer

For More Pictures & Information see:

www.jefflangere.com

316-529-3100 or 800-525-8160



Deer Creek Addition



GENERAL AUCTION TERMS:

MANNER OF AUCTION: Property will be offered as a whole.

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

MINERALS: Mineral and water interests shall be conveyed to purchaser.

EARNEST MONEY: Earnest money in the amount of \$7500 is to be made payable to Regier Title in the form of personal check, business check or cashier's check day of auction. Earnest deposit is non-refundable.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: Closing shall occur on or before Feb. 19, 2008 at , Regier Title, Newton, KS., KS.

POSSESSION: Possession of acreage currently planted in wheat will be after harvest. Possession of remaining land will be at closing.

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.

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.

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.

Not Responsible for Accidents.

If you would like to receive future auction brochures by e-mail, please e-mail Alyce at alycen@jefflangere.com



4911 S. Meridian
Wichita, KS 67217
1-800-525-8160

2008 FSA Data

	Farmland 30.00	Cropland 29.30	DCP Cropland 29.30	
	Base Acres	Payment Acres	Direct Yield	CC Yield
Wheat	6.8	5.8	32	30
Grain Sorghum	5.8	4.9	44	38
Soybeans	9.3	7.9	12	14

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