

LANGE AUCTIONS

Thursday, July 16, 2009 7:00 pm

60 Ac. Sedgwick Co. Farm sold as (3) 20 acre home sites

Auction held at 200 E. Cedar city park shelter house Benton, KS.

Online preview: langeauctions.net

Don Burford: 316.619.3719 OR donb@jefflangere.com

Legal Description: Parcel 1,2, & 3 in E2 SE4 24-25-2E
Property Location: 1/4 mile N of 93rd N on 159th East
Manner of Auction: Selling 3 separate 20 acre tracts to highest bidder

Property Description: Currently tilled land, zoned agricultural rural land

Crops: Seller retaining 2009 wheat crop

Soil Type: Mostly Irwin silty clay loam with some Far-num loam

Minerals: Minerals are believed to be intact and transfer to Buyer.

Taxes: Seller has paid 2008 and all prior years taxes in full and will credit Buyer \$85 per tract for 2009 taxes. Buyer is responsible for paying 2009 taxes when due.

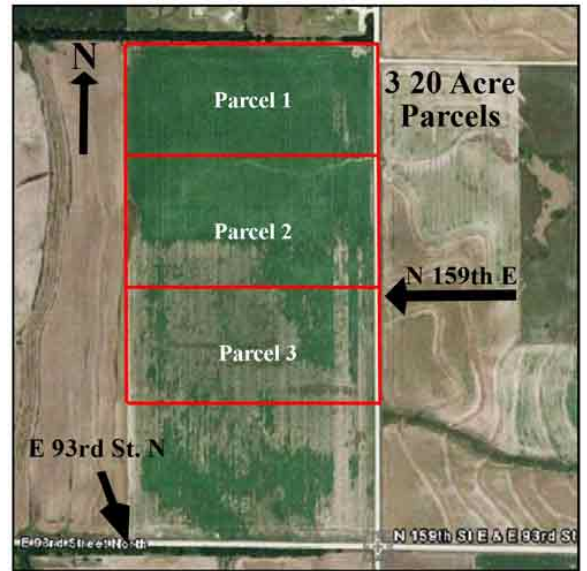
Easements: Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record

Earnest money: \$4000 per tract earnest money to Kansas Secured Title

Closing: On or before August 14, 2009 at Kansas Secured Title

Possession: At closing

FSA Info: Buyer is responsible for registering as new owner. 31.6 wheat base, 31 bu. Yield & 28.4 ac. Grain sorghum base, 42 bu. Yield. Bases and yields will be reconstituted by Sedgwick Cty. FSA office and those figures are final.



GENERAL AUCTION TERMS:

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.

BROKER PARTICIPATION: Jeff Lange Real Estate is offering 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details. *Not Responsible for Accidents. If you would like to receive future auction brochures by e-mail, please email Alyce at alycen@jefflangere.com*

Property is being sold as-is, where is. Buyer is responsible for all inspections. 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.

Jeff M. Lange, Broker

Don Burford, Broker/Auctioneer

Sellers: Chad & Christina Abbott, Jeff Dettman

For More Pictures & Information see:

www.langeauctions.net

529-3100 or 800-525-8160

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