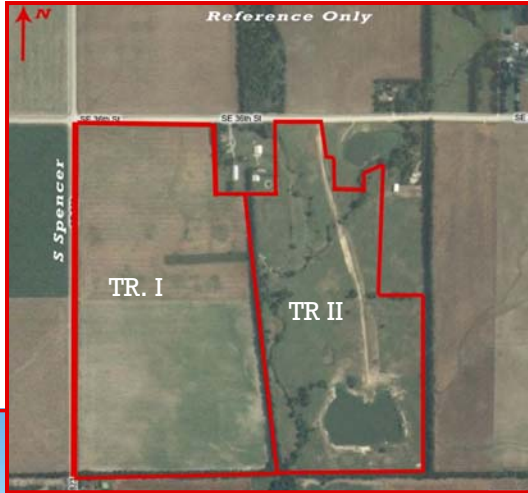


LANGE AUCTIONS

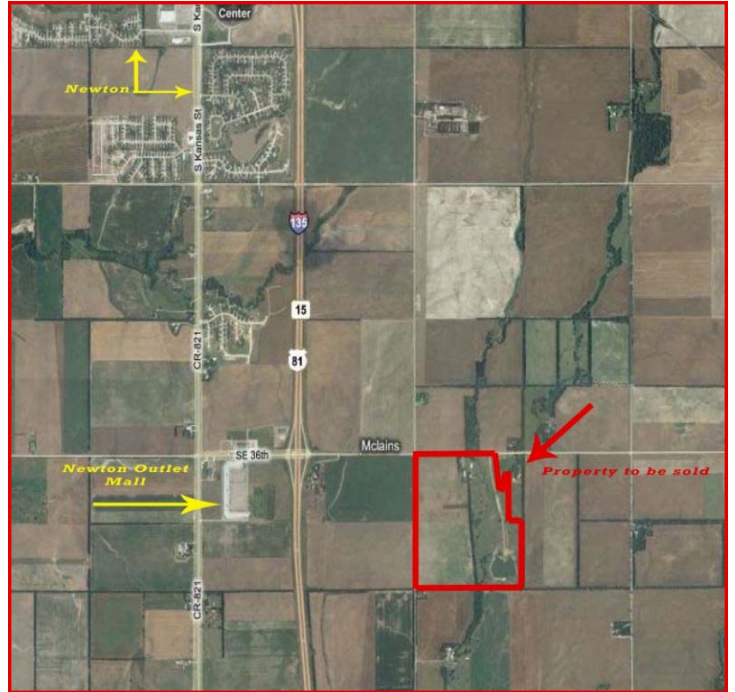
July 23 1 pm

Auction held at Trail Room, Chisholm Trail Mall, Newton

136 m/l Acres of Harvey County farm land



Contact Mark Wedman for more information. 316.250.0088 OR markw@jefflangere.com



Legal Description: Darlington Sec 3 TWP 24 Range 1E

Property Location: 1/2 mile E of I-135, Exit E. 36th St

Taxes: 2007 taxes \$644.00

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

Minerals: Minerals rights shall be conveyed to Purchaser. They are believed to be intact.

Crops: **Tract I:** 77 acres m/l tillable/wheat. **Tract II:** 59 ac. native grasses

Earnest money: Earnest money in the amount of \$10,000 is to be made payable to Kansas Secured Title in the form of personal check, business check or cashier's check day of auction. Earnest deposits are non-refundable.

Closing: On or before 30 days of contract

Possession: **Tract I:** after 2010 wheat crop **Tract II:** at closing

Sellers: Elda Andres Trust

Jeff M. Lange, Broker

Don Burford, Broker/Auctioneer

Mark Wedman, Listing Agent

For More Pictures & Information see:

www.langeauctions.net

529-3100 or 800-525-8160

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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.

Contact Mark Wedman for more information

markw@jefflangere.com

316-250-0088



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