

# LANGE AUCTIONS

**69 Acres m/l Prime Development Land**

**401 E. Ford Valley Center, KS. 67147**

**Saturday August 22, 2009 9:00 am**

**Autos, older farm and shop equipment and salvage**

**Real Estate sells at 10 am.**

Online preview: [langeauctions.net](http://langeauctions.net)

Colin Busey: 316.312.2156 OR [colinb@jefflangere.com](mailto:colinb@jefflangere.com)

**Legal Description:** Parcel 1, Long, 61.2 acres, Section 6, Township 26, Range 1 East. Parcel 2, Long, 7.65 acres, Section 6, Township 26, Range 1 East

**Property Location:** Meridian North to 77th St. N. (Ford in Valley Center) then East approximately 1/4 mile or I-135 to 77th St. N. exit, then West to property

**Manner of Auction:** As a whole

**Property Description:** 69 acres m/l, tillable with old homestead, 35 x 35 shop, 42 x 52 Quonset and other buildings. This tract is located within the boundaries of Valley Center and would lend itself well for future Commercial and/or Industrial development. Property includes a 1900 sq. ft., 2 BR, 1 BA home being sold "AS IS".

**Crops:** see reverse for details

**Soil Type:** Largely Tb—Tabler-Drummond complex with some Ta—Tabler silty clay loam

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

**Taxes:** Seller has paid 2008 and all prior years taxes. Seller will credit buyer pro-rated 2009 taxes to the day of closing. 2009 total taxes are \$1225.26

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

**Earnest money:** 10% down non-refundable by check or certified funds day of auction. Your bidding is not subject to financing.

**Closing:** On or before September 22, 2009 at Kansas Secured Title

**Possession:** Upon closing

**FSA Info:** Buyer to retain owners 1/3 share of 2010 crop and pay owners 1/3 share of fertilizer and pesticide expense. Buyer is responsible for registering as new owner with Sedgwick County FSA. Seller to receive owners 2009 FSA program payments. Buyer to receive all future payments.



**Unique 89 Dodge Dakota convertible pickup**

Jeff M. Lange, Broker

Don Burford, Broker/Auctioneer

Colin Busey, Listing Agent

Seller: Clarence W. Schippers Estate

For More Pictures & Information see:

[www.langeauctions.net](http://www.langeauctions.net)

529-3100 or 800-525-8160

**JEFF  
LANGE  
REAL ESTATE**

Personal Property  
listed on reverse



**FSA Information:**

<i>Cropland 65.3 Acres</i>	<i>Base Acres</i>	<i>Direct Yield</i>	<i>Total Base Acres</i>
Wheat	60.5	32	75.7
Grain Sorghum	6.4	43	
Soybeans	8.6	13	

**Farm Equipment:** Massey Harris 60 SP combine, (2) JD 3 bottom trip plows, JD 3 bottom mounted plow, AC 3 bottom mounted plow, mounted cultivator, JD 6' tandem drag disc, 2 row planter, 2 row mounted planter, 2 row cultivator, 1 row corn picker, JD Van Brunt drill, Belt drive buzz saw, steel wheeled axle, 2 wheel bumper dolly

**Pickups:** 89 Dodge Dakota Convertible PU - 53 K, 85 GMC PU, 85 Nissan PU, 72 Chevy 3/4 T PU, 69 Chevy PU\*, 63 Ford wench truck, 57 Chevy 1 T truck  
\* denotes salvage

**Autos with titles:** 87 Olds Cutlass, 87 4 dr. Volvo, 87 Volkswagen Convertible, 83 Buick Le Sabre, 79 El Camino, 78 Ford Thunderbird, 76 Grenada 4 dr., 75 Ford Thunderbird

**Autos—salvage:** 92 Ford Escort Wagon, 80 Chevy Chevelle 4 dr., 80 Malibu Classic, 79 Monte Carlo, 78 Buick Opel, 76 Grenada, Chevy Corsica, 65 Chevelle Malibu 4 dr., 63 Nova 2 dr., 63 Nova 4 dr., 69 Ford Falcon

**Autos - restorable:** 67 or 68 Chevy Impala (Torpedo), 49 Plymouth

**Misc. Tools, Other misc.:** older 27' camper, 10 ft. wood scaffolds, large selection old wheels, rims, tires, large selection doors, fender, hoods, large assortment bolts, etc., hundreds of hub caps, large asst. of chrome bumpers, portable generator, cement mixer, propane tank, Lincoln welder, torch kit w/o bottles, misc. tools, crow & pry bars, asst. of hand tools, used lumber, misc. tin, metal, construction block, chain link fence, used tin, scrap metal, old floor radio, Singer sewing machine, oak library desk

**Cycles (salvage):** Honda CX 500 (s), Honda CB 650 (s), Honda Shadow 500 (s), Triumph Trophy 250 (s)



**Contact Colin Busey at 316-312-2156 or [colinb@jefflangere.com](mailto:colinb@jefflangere.com)**

**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. Download form on website or 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](mailto: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.