

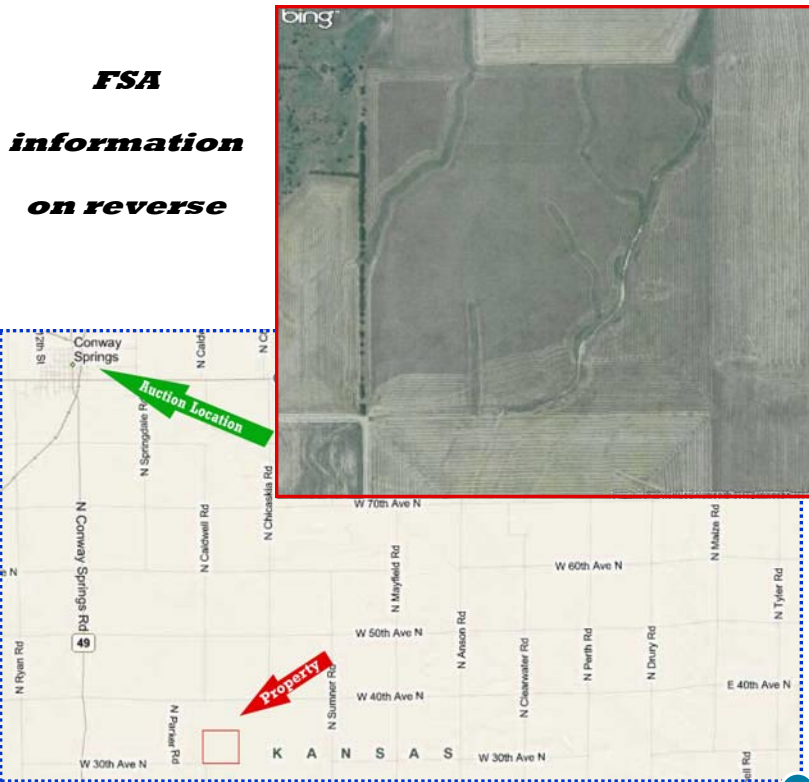
# LANGE AUCTIONS

**161 Acres m/l of Sumner Co. Land**  
**Wednesday, April 28, 2010 \*\* 10 am**  
**Auction held at: Osner Hall**  
**203 W. Spring, Conway Springs, KS.**

**All maps and boundaries within are approximate and subject to change due to city or county records or sur-**

**Legal Description:** SW4 36-31-3W  
**Property Location/Directions:** NE corner of 30th Ave. N and Caldwell Rd. From Conway Springs, South 6 miles on Conway Springs Rd. to 30th Ave. N, East 2 miles to property  
**Manner of Auction:** Property will be offered as a single tract and sold to highest bidder.  
**Soil Types:** Mostly Renfrow complex, with some Kirkland silt loam and Bethany silt loam.  
**Crops:** Seller to retain the 2010 wheat crop.  
**FSA Information:** Seller to retain all of 2010 FSA payments. CRP expires after 2010 payment. Buyer must leave CRP grass intact until November of 2010. Buyer responsible for registering with FSA office as new owner. Buyer must agree to fulfill CRP contract requirements through September 30, 2010  
**Easements:** Buyer will accept any and all easements, restrictions, roadways, and right-of-ways of record.  
**Minerals:** Mineral rights are intact and transfer to Buyer  
**Taxes:** Seller will pay 2010 taxes, based off 2009 tax amount of \$474.00  
**Closing:** Closing shall occur on or before May 29, 2010 at Kansas Secured Title, Derby.  
**Possession:** After harvest of growing wheat crop  
**Earnest Money:** Earnest money in the amount of \$15,000 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 nonrefundable.**

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



**FSA**  
**information**  
**on reverse**

**Live auction audio broadcast**

Contact our auction office for details  
 316-440-5802

**All info deemed reliable, but not guaranteed**

**Don Burford, Associate**  
**Broker/Auctioneer**  
**Terry Hughes, Auctioneer**  
**Seller: Sims Farm**



For More Pictures & Information see:  
[www.langeauctions.net](http://www.langeauctions.net)  
**529-3100 or 800-525-8160**  
**Jeff Lange, Broker**



## Auctioneers Note:



This quarter has been conservative no-tilled since 1998 and has been in a consistent crop rotation. Waterway and corrosion control grass strips were installed as CRP in 2000, which expires September 30, 2010. Corrosion control drops on edge of field were also installed in 2000. In 2003, lime was applied per sample by grid, at an overall average of 3 tons per acre. It currently is in its second year of wheat and ready for double crop of your choice. If you are a no-tiller or thinking of going there, this quarter is for you. If not a no-tiller, it is still a great quarter for conventional till farming.

## FSA Information

Farm-land	Crop-land	DCP Crop-land	Effective DCP	Double Cropped	CRP Crop-land
161	160.5	160.5	148.1	42.7	12.4

Crop	Base Acreage	Direct Yield	CC Yield
Wheat	88.3	34	34
Upland Cotton	22.7	372	372
Grain Sorghum	50.4	40	40
Sunflowers	4.2	486	486
Soybeans	25.4	11	11
<b>Total Base Acres: 186</b>			



### 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](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.

**ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.**