

LANGE AUCTIONS

58 M/L Acres of Butler County land

0 SW 130th Andover, KS.

Thurs., April 8, 2010 7:00 p.m.

**Auction held at Jeff Lange Real Estate Community Room
844 N. Baltimore (K-15 HWY) Derby, KS. 67037**



Legal Description: S2 SW 4 6-28-3E LESS LONG EXCEPTION

Property Location/Directions: From Andover: S on Andover Rd/Rose Hill Rd to SW 130th Rd, W 1/2 mile, N side of road. OR NE corner of SW County Line Rd. and SW 130th. OR from Rock Rd., E on 31st St. S to end of paved road.

Manner of Auction: Sold as one tract to the highest bidder

Property Desc.: 58 m/l acres of transitional land. This is good farm ground that has excellent location and offers great future development or single home site potential. 38.3 acres tillable, balance planted grass, trees, and small pond. Great opportunity to purchase as farm and develop later or make an awesome home site right now. Andover school district (buyer responsible for verifying schools.)

More information on reverse side

**Don Burford, Associate
Broker/Auctioneer
Terry Hughes, Auctioneer
Seller: Katherine Adams**

**JEFF
LANGE
REAL ESTATE**

For More Pictures & Information see:
www.langeauctions.net
529-3100 or 800-525-8160
Jeff Lange, Broker



FSA Payments: Buyer receives 2010 FSA payments.

Mineral rights: Are intact, and will convey with land

Tax Info: 2009 taxes were \$145.00

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

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.** YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

Closing: On or before May 8, 2010 at Kansas Secured Title

Possession: At closing on tillable, and after haying on meadow.



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.

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