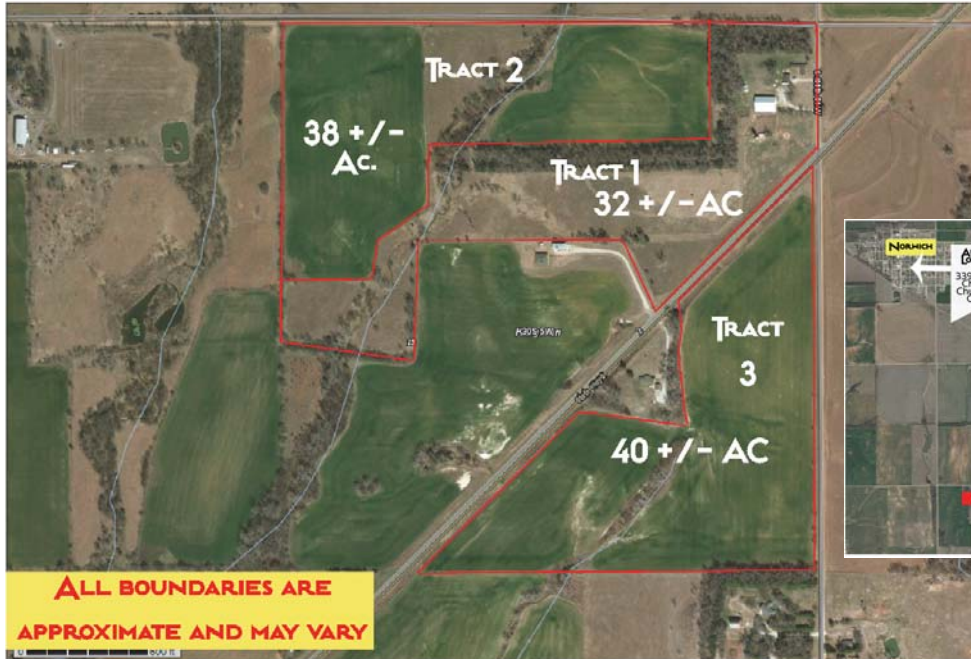


# LAND AUCTION

## THURSDAY, FEBRUARY 8, 2018 6:30 PM

### 110+/- ACRE FARM AND FARMSTEAD IN 3 TRACTS 15053 SE 160th Ave. Norwich, KS.

HELD AT NORWICH CHRISTIAN CHURCH LIFE CENTER 339 S. MAIN NORWICH



**Open Houses:**  
**Sunday, January 21 2-4 pm**  
**Monday, January 22 5-7 pm**



<b>LEGAL DESCRIPTION:</b>	Long Legals. View online or call for a copy (316-619-3719). All tracts in NE/4 23-30-5W A new survey with new legal descriptions will be completed prior to closing based on how Tracts sell. Buyer(s) and Seller to split survey expense equally.												
<b>PROPERTY LOCATION:</b>	<b>From NORWICH:</b> South on Robbins Rd (SE 150 Ave), 2 miles to SE 160th St; East 1 mile to SE 160 Ave. <b>From SUPPEVILLE:</b> West 1 mile on K-42 to K-2 junction, SE on K-2, 3 miles to property <b>From MILTON:</b> West 3 miles on 120 Ave N.												
<b>MANNER OF AUCTION:</b>	Multi-parcel style auction offering separate tracts and all combinations. Subject to Seller approval												
<b>PROPERTY DESCRIPTION:</b>	<b>Tract 1:</b> Farmstead, short pens, and approximate 30 acre pasture <b>Tract 2:</b> 38+/- Acres consisting of approximately 31.95 tillable per FSA and the balance native pasture with wooded draw. 95% Class II Nalim & Shellbarger sandy loam soils and is in the ARC program <b>Tract 3:</b> 40+/- acres consisting of 39.61 acres of tillable and .43 acre of treed draw per FSA. It is all Class II Nalim & Shellabarger sandy loam soils and is in the ARC program.												
<b>CROPS:</b>	All tillable land is sowed to wheat. Buyer to receive owner's 1/3 share of 2018 wheat crop. Buyer will be responsible for reimbursing Seller for owner's share of fertilizer at closing and will be responsible for owner's share of any additional fertilizer or herbicide applications.												
<b>MINERALS:</b>	Believed to be intact and will transfer to Buyer.												
<b>FSA INFORMATION:</b>	71.56 Cropland acres. Property is in the ARC Program. Buyer to receive Owner's share of 2018 FSA payments and is responsible for registering as new owner. If tracts sold separately, Kingman County FSA office will re-allocate basis and their decision is final. <table border="1"> <thead> <tr> <th>Commodity</th> <th>Base Acres</th> <th>PLC Yld</th> </tr> </thead> <tbody> <tr> <td>OATS</td> <td>4.5</td> <td>41</td> </tr> <tr> <td>WHEAT</td> <td>68.2</td> <td>35</td> </tr> <tr> <td>SOYBEANS</td> <td>1.7</td> <td>16</td> </tr> </tbody> </table>	Commodity	Base Acres	PLC Yld	OATS	4.5	41	WHEAT	68.2	35	SOYBEANS	1.7	16
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<b>TAX INFORMATION:</b>	Seller to pay all 2017 and prior years taxes on all Tracts. Tract 1: Seller will credit Buyer \$385 at closing for 2018 tax proration. Tracts 2 & 3: Buyer is responsible for all 2018 taxes.												
<b>EASEMENTS:</b>	Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.												
<b>EARNEST MONEY:</b>	\$10,000 per each tract. Earnest money is non-refundable, and contract is not subject to financing.												
<b>CLOSING DATE/PLACE:</b>	On or before March 8, 2018 at Kansas Secured Title in Wichita, KS. Title policy and closing costs to be shared equally between Buyer and Seller.												
<b>POSSESSION:</b>	Tract 1: At closing. Tracts 2 & 3, at closing subject to tenant rights with full possession after harvest of 2018 wheat												

**For more information visit: [www.langeauctions.net](http://www.langeauctions.net)**

**FOR MORE INFORMATION:**  
**Don Burford 316-619-3719**

Jeff M. Lange, Broker  
 Don Burford, Assoc. Broker/Auctioneer  
 Sellers: Kent & Karen Henson

Broker cooperation & compensation is offered. Form is online at ([www.langeauctions.net](http://www.langeauctions.net)). Broker's registration form must be turned in to Lange Real Estate by 4:00 pm the day before the auction.

**Lange** AUCTIONS



Information deemed reliable, but not guaranteed. Your bidding is NOT contingent upon financing. If you would like to receive future auction flyers by email, please contact: [kathyh@jefflange.com](mailto:kathyh@jefflange.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 re-quired 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.

**Auction**

**FEBRUARY 8, 2018**

**110+/- Acre Farm & Farmstead  
IN 3 TRACTS**

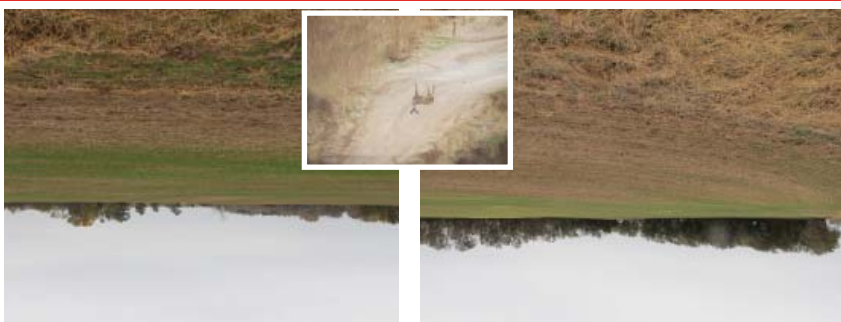
**Lange**  
AUCTIONS

**4911 S. MERIDIAN  
WICHITA, KS. 67217**



40+/- acres of Class II tillable land. This tract would also make an excellent country home site just off paved road, or a good addition to a farming operation.

**TRACT 3: 40+/- ac tillable land**



38+/- acres consisting of 32 acres Class II tillable land with 6 acres native pasture. This tract would make an excellent country home site just off paved road, or a good addition to a farming operation.

**TRACT 2: 38+/- tillable and pasture**



Farmstead consisting of a 1,797 sq. ft. 3 BR, 2 BA home with detached garage/man cave, 50x100 shed, loafing barn, short pens and a 30 acre native grass pasture just off paved K-2, only 25 minutes from Wichita. Rare opportunity for that country farmstead.

**TRACT 1: Farmstead, short pens, 30 ac pasture**