

LANGE AUCTIONS

July 23, 2009 1:00 pm

30.5 acres m/l of Harvey Co. tillable & prime development land NW of Newton

To be held at: Trail Room, Chisholm Trail Center, Newton

Contact Don Burford for more information.
316.619.3719 OR donb@jefflangere.com



Property Description: 30.5 acres m/l of prime development land on NW edge of Newton. Has two city street accesses. 250' to city utilities. Currently zoned agricultural/rural

Legal Description: S1/2 N1/2 NE1/4 EXC BEG NE COR S1/2; N1/2 NE 1/4, W 527.8, S462.1, E277.8, S200.14;; E 250, N TO POB, LESS ROW; A9-074-002-00*

Property Location: Just South of 24th N on Anderson behind 2303 & 2301 N. Anderson

Manner of Auction: sells as a single tract to the highest bidder

Crops: Land is cash rented. Buyer to receive second half 2009 rent of \$686.25 by December 15, 2009

Soil Type: All Ladysmith silty clay loam

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

Taxes: Seller had paid 2008 and all prior years taxes. 2009 taxes to be prorated at closing. 2008 taxes were \$192.80

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

Earnest money: Earnest money in the amount of 10% of sales price is to be made payable to Columbian Title in the form of personal check, business check or cashier's check day of auction. Earnest deposit is non-refundable

Closing: On or before August 23, 2009

Possession: after harvest of growing crop or at closing

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.

Sellers: John Max Inghram Estate
Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
For More Pictures & Information see:
www.langeauctions.net
529-3100 or 800-525-8160



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