

LANGE AUCTIONS

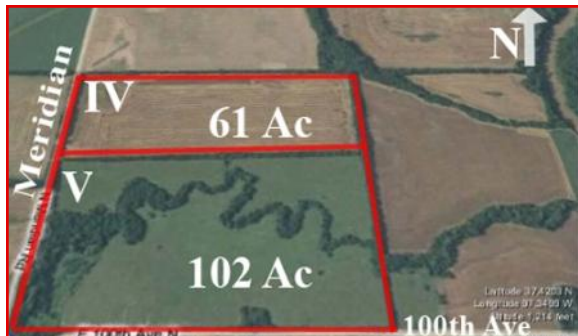
397 m/l Acres of Sumner County Land

Sold in 5 Tracts Friday, November 6, 2009

Lunch at Noon, Auction at 1:00 pm

Raymond Frye Complex, 320 N. Jefferson Wellington, KS.

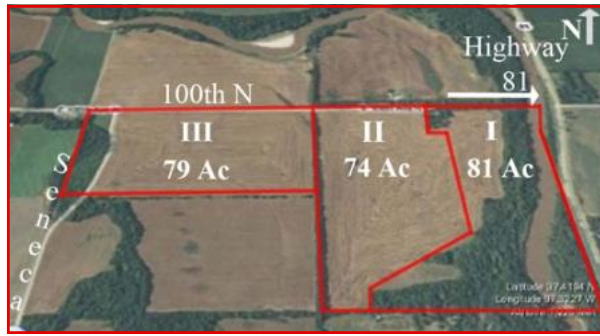
Online Preview at www.langeauctions.net



Lunch provided by:



Pictures on reverse



Tract I

Legal Description: E 81 acres m/l of NE 1/4 of Section 32 Township 30 Range 1 East

Property Location/Directions: 3/4 mile East of Seneca on 100 Ave. N., South side of road

Property Desc.: 2 ac. Farmstead with 3 BR home and old outbuildings, 24.5 Class I tillable acres, with the balance being 1/2 mile of Ninescah river with approximately 48 acres of heavily wooded land. Most of this property is in a floodplain.

Soil Types: Mostly Dale & Reinach silt loams, with some Canadian sandy loam, Elandco silty clay loam, Lincoln soils, and Tivoili fine sand, hilly

Tax Info: Tract I & II 2008 taxes were \$1,156.62

Possession: At closing.

Tract II

Legal Description: W 74 acres m/l of NE 1/4 of Section 32 Township 30 Range 1 East

Property Location/Directions: 1/2 mile East of Seneca on 100 Ave. N., South side of road

Property Desc.: 74 +/- Class I tillable acres. Most of this area of floodplain along creek.

Soil Types: Mostly Dale & Reinach silt loams, with some Elandco silty clay loam

Tax Info: Tract I & II 2008 taxes were \$1,156.62

Possession: After harvest of 2010 wheat crop.

Tract III

Legal Description: N 1/2 NW 1/4 of Section 32 Township 30 Range 1 East

Property Location/Directions: SE corner of Seneca on 100 Ave N, South side of road

Property Desc.: 79 ac. m/l with 69.52 Class I tillable acres, with the balance being heavily wooded creek area. Practically all this property is in a floodplain.

Soil Types: Mostly Dale & Reinach silt loams, with some Elandco silty clay loam

Tax Info: Tract III 2008 taxes were \$406.44

Possession: After harvest of 2010 wheat crop on tillable. At closing on wooded area.

Tract IV

Legal Description: N 61 acres m/l of SW 1/4 of Section 30 Township 30 Range 1 East

Property Location/Directions: 3/8 mile North of Meridian and 100 Ave. N on East side

Property Desc.: 61 m/l Class I tillable acres with balance hedge rows

Soil Types: Mostly Vanoss silt loam, with small area of Tabler silty clay loam.

Tax Info: Tract IV & V taxes were \$689.74

Possession: At closing.

Tract V

Legal Description: S 102 acres m/l on SW 1/4 of Section 30 Township 30 Range 1 East

Property Location/Directions: NE corner of Meridian and 100 Ave N

Property Desc.: 102 acres m/l of native grass meadow with wooded creek, heavy wooded area and offers complete seclusion with the entire perimeter being mature trees. There is an area of floodplain along creek.

Soil Types: Mostly Vanoss silt loam, with small area of Tabler silty clay loam.

Tax Info: Tract IV & V 2008 taxes were \$689.74

Possession: At closing.



Live auction webcast.
Call for information.

**JEFF
LANGE
REAL ESTATE**

Jeff Lange, Broker
Don Burford, Associate Broker/Auctioneer
Terry Hughes: Auctioneer
Sellers: Lena P. Peebler Rev. Trust
Robert & Colleen Basil
Raymond Tyson

For More Pictures & Information see:
www.langeauctions.net
316-529-3100 or 800-525-8160
Email: donb@jefflangere.com

General Terms for All Tracts

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

Minerals: Seller's mineral interest shall be conveyed to Purchaser at closing. Minerals are believed to be intact.

Tax Info: Seller will pay all 2009 and prior years taxes. 2008 tax amounts are posted with each tract.

Crops: Seller to retain all of 2009 crops. Buyer to receive 1/3 of 2010 crops, and is responsible for 1/3 2010 crop fertilizer and herbicide expenses.

Earnest Money Terms: Earnest money in the amount of \$10,000 is to be made payable to Rogers Abstract & Title in the form of personal check, business check or cashier's check day of auction. Earnest deposits are non-refundable.

Closing: Closing to be on or before December 4, 2009 at Rogers Abstract & Title, Wellington, KS.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING!

FSA Information

Tract	Farmland	DCP Crop-land	Wheat Base Ac.	Direct Yield	CC Yield
Tract I & II	163	99.9	98.1	33	33
Tract III	79	65.9	65.7	33	33
Tract IV & V	163	61	60.9	34	34

Buyer to receive owners share of 2010 FSA program payments. Buyer responsible for registering with FSA office as new owner. If current tracts are split, base & crop acres will be reconstituted by the Sumner County FSA office, and their determination is final.

**Live Auction webcast!
Call for more information.**

Online Preview at www.langeauctions.net

Tract I



I
81 ACRES M/L
2 Ac. Farmstead w/3 BR home. 24.5 ac. Class I tillable acres, 1/2 mile Ninnescah River



Tract II



II
74 ACRES M/L
61 Class I tillable acres w/ hedge rows.



Tract III



III
79 ACRES M/L
69.52 Class I tillable acres w/balance in heavily wooded creek area



Tract IV



IV
61 ACRES M/L
Class I tillable acres w/ balance in hedge rows



Tract V



V
102 ACRES M/L
Native grass meadow, wooded creek, perimeter of mature trees



GENERAL AUCTION TERMS:

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

AGENCY: Jeff Lange Real Estate is acting as Agents of the Seller and all licenses 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, and any requirements if necessary. 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.