

LANGE AUCTIONS

Saturday, February 21, 2009

3 Suburban Properties

851 NW 150 Road
Harper, KS. 67058
10:00 am ~ on site



2008 taxes: \$875.98
Legal description: TR beg NW cor NE 4 S
310.6 E 1061.1 N 310.6 W 1077.9 TO POB
LESS Rd r/w
Directions: K-14 to 150 Rd. N, W to home

196 S. Blackstone Rd.
Argonia, KS. 67004
1:00 pm ~ on site



2008 taxes: \$1298.46
Legal description: SEC 17 TWP 32 RNG
4W
Directions: From Wichita, SW on K-42, S
on Argonia Rd., S of town to 20th, W to
Blackstone Rd.

Showings by
appointment only.
Contact
Mark Wedman @
316.250.0088

502 S. Main
Argonia, KS. 67004
2:00 p.m. ~ on site



2008 taxes: \$896.60
Legal description: SEC 16 TWP 32 RNG 4W
Directions: K-42 to Argonia Rd. at Sup-
pesville S to Argonia, continue S on Main
to property

Auctioneer's Notes

851 NW 150 Road Harper, KS: Large 3 BR w/oversized attached garage & large metal shop building. Rural water & irrigation well. Livestock facilities on 7 acres fenced, blacktop frontage.

196 S. Blackstone Rd. Argonia, KS: Nice 3 BR, 3 BA home secluded by woods, close to river & lots of wildlife. Great school system. Some finished work in basement w/bath complete.

502 S. Main, Argonia, KS: Large 2 bedroom plus office space over 1400 square feet, 2 car attached garage. Central heat and Air- heater is 3 years old. New carpet throughout. Tile kitchen and bathroom floors. Property sells with all appliances: stove, refrigerator, dishwasher, washer, dryer.

Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
Mark Wedman, Realtor/Agent
Sellers: Rick and Terri Griffin,
Mark Wedman

For More Pictures & Information see:

www.langeauctions.net

Call: 529-3100 or 800-525-8160

JEFF
LANGE
REAL ESTATE



**GENERAL AUCTION TERMS:
YOUR BIDDING IS NOT CONDI-
TIONAL 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 a 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details.

PROPERTIES IS BEING SOLD AS-IS, WHERE-IS. BUYER IS RESPONSIBLE FOR ALL INSPEC-TIONS. ANNOUNCEMENTS MADE BY THE AUC-TIONEER DURING THE TIME OF THE AUCTION WILL TAKE PRECEDENCE OVER ANY PREVI-OUISLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. SUCCESSFUL WIN-NING BIDDER(S) WILL BE REQUIRED TO SIGN ALL NECESSARY LEGALLY BINDING PUR-CHASE DOCUMENTS IMMEDIATELY UPON CONCLUSION OF AUCTION. ALL DOCUMENTS WILL BE MADE AVAILABLE UPON REQUEST, TO PROSPECTIVE BUYERS PRIOR TO AUC-TION. IF DOCUMENTS ARE NOT UNDER-STOOD, BROKER RECOMMENDS BUYER TO SEEK COMPETENT ADVICE.

Not Responsible for Accidents.

***If you would like to receive future
auction brochures by e-mail, please
email Alyce at
alycen@jefflangere.com***

Manner of Auction: Properties will be offered to the highest bidder.

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

Closing: Closing shall occur on or before March 20, 2009

Possession: Possession shall be at closing.

Earnest Money: Earnest money in the amount of \$2000 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.

- Real Estate
 - Farm Land
 - Sportsman Land
 - Commercial
 - Residential
- Estates
- Farm Machinery
- Quality Personal Property
- Antiques

**Striving to maximize ours
Sellers net and providing the
service our Buyers expect.**



Mark Wedman
844 N. Baltimore
Derby, KS. 67037