

# LANGE AUCTIONS

## 440 Acres in 3 Counties!

### MONDAY JANUARY 8, 2007, 12:00 NOON

### Milton Community Building, Milton Kansas

2 miles south of Suppesville on Argonia Rd; or  
From Argonia, 11 miles north on Argonia Rd; or  
From Conway Springs, 7 miles west on Parallel, 3 miles north on Argonia Road

#### TRACT I

##### 80 Acres in Sedgwick County

**Directions:** From 71st St. South & 375th Street West, go south to 95th Street and West 1/2 mile.

**Property Description:** Nice pond, several trees, 12 cultivated acres, wildlife is plentiful, ideal sportsman recreation, retreat or home site property. Old home site on property, no buildings remain.

**Legal Description:** N 1/2 of NW 1/4 20-29-4W, Sedgwick County, Kansas

**Soil Types:** Mostly Bethany and Farnum Soils.

**Crops:** Buyer to receive 1/3 of growing 2007 wheat crop and pay 1/3 of fertilizer and herbicide.

**Earnest money:** \$10,000.

**Closing:** On or before 2/8/07 at Kansas Secured Title.

**Possession:** Pastureland at closing and after harvest of growing 2007 wheat crop. Buyer to receive 1/3 2007 FSA program payments.

**Taxes:** 2006 taxes were \$204.91



Seller: Don and Linda Casner

#### TRACT II

##### 160 Acres Sumner County

**Directions:** 2 miles east of Milton on SE corner of 120 Ave N & Dixon Rd.

**Property Description:** 160 Acres tillable ground, terraced.

**Legal Description:** NW 1/4 Section 23, Township 30 South, Range 4 West.

**Soil Types:** Mostly Farnum loam with some Shellabarger sandy loam.

**Crops:** Buyer to receive 1/3 of growing 2007 wheat crop and pay 1/3 of fertilizer and herbicide.

**Earnest money:** \$15,000

**Closing:** On or before 2/8/07 at Kansas Secured Title.

**Possession:** After harvest of growing 2007 wheat crop. Buyer to receive 1/3 2007 FSA program payments.

**Taxes:** 2006 taxes were \$1024.02.



Seller: Robert & Andrea Cochran

#### Tract III

##### 40 Acres in Sumner County

**Directions:** 3 miles east of Milton & 1 mile south on SE corner of 110 Ave N & Morris Rd.

**Property Description:** 40 Acres, tillable

**Legal Description:** W 1/2 of the W 1/2 of NW 1/4 Section 25, Township 30S, Range 4W

**Soil Types:** Farnum loam.

**Crops:** Buyer to receive 1/3 of growing 2007 wheat crop and pay 1/3 of fertilizer and herbicide.

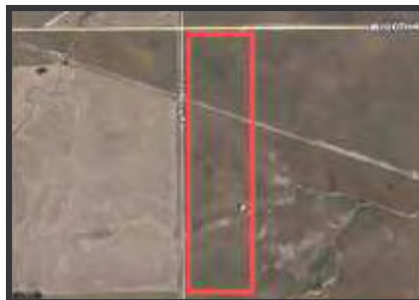
**Earnest money:** \$3,500.

**Closing:** On or before 2/8/07 at Kansas Secured Title.

**Possession:** After harvest of growing 2007 wheat crop. Buyer to receive 1/3 2007 FSA program payments.

**Taxes:** 2006 taxes were \$292.98.

Seller: Robert & Andrea Cochran



#### TRACT IV

##### 160 Acres Kingman County

**Directions:** From K-42, K-2 junction; SW 2 miles to SE 160 Ave; south 1 mile. On SE corner of SE 160 Ave & SE 160 ST.

**Property Description:** 3 Heavy wooded draws w/ great deer & turkey traffic, pheasant & quail. 130 acres tillable, 13 ac CRP, balance trees and draws, excellent hunting with cash flow.

**Legal Description:** NW 1/4 Section 26 Township 31 South, Range 5 West.

**Soil Types:** Owens and Renfrow clay loams, and Kaski loam.

**Crops:** Buyer to receive 1/3 of growing 2007 wheat crop and pay 1/3 of fertilizer and herbicide.

**Earnest money:** \$15,000.

**Closing:** On or before 2/8/07 at Kansas Secured Title.

**Possession:** At closing on CRP ground. After harvest of growing 2007 wheat crop.

**Taxes:** 2006, \$411.26, No Specials.

FSA ADDITIONAL INFORMATION: Double Cropped 7.5 ac. Buyer to receive 1/3 of 2007 FSA shared payments and all of 2007 and remaining CRP payments. (\$404.00 per year to 9-30-2012)



Sellers: Kent & Karen Henson & Gary & Mary Henson



Free lunch from 11:30 am—12:00 pm.

Compliments of



Jeff M. Lange, Broker  
Don Burford, Broker/Auctioneer  
Terry Hughes, Auctioneer/Realtor  
[www.jefflangere.com](http://www.jefflangere.com)  
316-529-3100 or 800-525-8160

JEFF  
**LANGE**  
REAL ESTATE



**Tract I**

No bases transfer with this property.



FSA Tract II		
Cropland	Wheat Base	Waterway
159.8	152.8	2.9 Acres
35 Bu Yield		



FSA Tract IV		
Cropland	Wheat Base	CRP
142.9	130	12.06
35 Bu Yield		



FSA Tract III		
Cropland	Wheat Base	CRP
36.9	36.9	
35 Bu Direct & CC Yield		



**YOU'RE IN LANGE COUNTRY!**

**GENERAL AUCTION TERMS:**

**MANNER OF AUCTION:** Each tract sold separately to the highest bidder.

**TAXES:** Seller will pay all 2006 and prior years taxes. Buyer will be responsible for all of 2007 taxes.

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

**MINERALS:** Mineral interests shall be conveyed to Purchaser. Minerals are believed to be intact.

**EARNEST MONEY:** Earnest money in the stated amounts is to be made payable to Jeff Lange Real Estate Trust Account in the form of personal check, business check or cashier's check day of auction. Earnest deposits are nonrefundable.

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**CLOSING:** Closing shall occur on or before February 8, 2007 at Kansas Secured Title, Wichita, KS.

**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.

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.

**Not Responsible for Accidents.**

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