

LANGE AUCTIONS

1623 N. B St.
Wellington, KS.

Thursday, October 18, 2007 6:00 pm

Auction Location: On site



Call for private showings of property.

Don Burford
316-619-3719



Legal Description: Lots 23-24 Block 25 Woodlawn 2nd ADD & PT OF TR 6 SEC 11-32-1W.

Directions:

Property Description: Vacant 71' x 130' lot with 22' x 42' metal clad storage shed with (2) 12' sliding doors and (1) 8' overhead door.

2007 Taxes: Taxes will be prorated to closing date using 2006 tax figures. 2006 taxes were \$125.22

Manner of Auction: Property will be offered in its entirety to the highest bidder.

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

Closing: Closing shall occur on or before November 16, 2007 at Rogers Title & Abstract, Wellington, KS.

Possession: Possession will be at closing.

Earnest Money: Earnest money in the amount of \$2000.00 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 non-refundable.



Sellers: Amelia Fields and Jane Benbenek

Jeff M. Lange, Broker

Don Burford, Broker/Auctioneer

Terry Hughes, Auctioneer/Realtor

For More Pictures & Information see:

www.jefflangere.com



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GENERAL AUCTION TERMS:

MANNER OF AUCTION: Tract sold to the highest bidder

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 amount of \$20,000 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 deposit is non-refundable.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: Closing shall occur on or before June 5, 2007 at Rogers Abstract and Title, Wellington, KS.

POSSESSION: After harvest of growing wheat crop on tillable land and June 1, 2007 on grass and buildings.

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.
Auctioneer's Note***



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