

LANGE AUCTIONS

150 Acres

2 miles West and 1 1/2 Miles North of Andale, Ks
Sedgwick County Tillable Land

Thursday March 22, 2007 7:00 pm

Auction Location: Larson Comm. Center, 105 S Ohio, Mt. Hope Ks

Tract I 70 Acres M/L

Legal Description: N 1/2 SE 1/4 of S5-T26-R3W, less exception.

Directions: 1/2 Miles north of 69th Street North on 279th Street West. 2 miles west and 1 1/2 miles north of Andale, Ks.

Property Description: 66.6 Tillable. Estimate of 3-4 acres shelter belt.

2006 Taxes: Seller will pay all 2006 and prior year taxes. Buyer will be responsible for 2007 taxes. 2006 taxes are \$536.08

Soil Types: Vanoss Silt Loam

Crops: Buyer to receive all of 2007 growing wheat crop. Buyer to pay fertilizer and herbicide bill of \$1,467.75 at closing.

FSA Information: Buyer to receive all 2007 FSA program payments. FSA has this tract having 66.62 acres of cropland, with a 65.6 acre wheat base. 32.9 Acres planted to Wheat, 33.7 Milo Stalks. Base & crop acres will be reconstituted by the Sedgwick County FSA office, and their determination is final. Buyer responsible for registering with FSA office as new owner.



Tract II 80 Acres M/L

Legal Description: S 1/2 NE 1/4 of S5-T26-R3W, less exception.

Directions: 1/2 mile north of 69th Street North on 279th Street West. 2 miles west and 1 1/2 miles north of Andale, Ks.

Property Description: All tillable.

2006 Taxes: Seller will pay all 2006 and prior year taxes. Buyer will be responsible for 2007 taxes. 2006 taxes acre \$536.08

Soil Types: Vanoss Silt Loam

Crops: Buyer to receive all of 2007 growing wheat crop. Buyer to pay fertilizer and herbicide bill of \$1,878.20 at closing.

FSA Information: Buyer to receive all 2007 FSA program payments. FSA has this tract having 79 acres of farmland and 78.1 acres of cropland. 39.1 Acres planted to Wheat, 38.9 Milo Stalks. Wheat base: 59.00. Soybean Base: 19.1 bushel. Buyer responsible for registering with FSA office as new owner.



Sellers: Joel Grimsman & Charlotte Tener

Jeff M. Lange, Broker

Don Burford, Broker/Auctioneer

Terry Hughes, Auctioneer/Realtor

For More Pictures & Information see:

www.jefflangere.com

316-529-3100 or 800-525-8160



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GENERAL AUCTION TERMS:

MANNER OF AUCTION: Each tract sold individually 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 \$25,000 for each tract 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.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: Closing shall occur on or before April 23, 2007 at Kansas Secured Title, Wichita, KS.

POSSESSION: At signing of contract with a non-refundable earnest deposit of \$25,000.

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

Rare opportunity to purchase 150 acres of excellent farm ground with great location.

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LANGE COUNTRY!**

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