

# LANGE AUCTION

**Saturday, March 31, 2007 11:00 A.M. on site**  
**121 N Main St, Argonia, KS.**



**Four Seasons Restaurant**  
**(121 N Main)**

**Call for special showings.**

**Contact Mark Wedman:**  
**316-250-0088**

**Great Investment Property!**

**Directions:** From Wichita, K-42, Southwest from Wichita, to Argonia Road. South on Argonia Road 13 miles to Argonia, (Argonia Road turns to Main street) to 121 N. Main. From Wellington, Highway 160, 20 miles west to Argonia, to main street, turn S to 121 N Main.

**Property description:** This well known restaurant is the only sit down dining in Argonia. It sits on a corner lot on main street. It has a strong morning crowd, great regular business lunch crowd and at night has a strong buffet crowd and a great Sunday Lunch Buffet. During harvest, this place is a hit for "To Go Orders" for the field.

**Legal Description:** Lot 1-2, Block No 6, Subdivision Argonia Corrected Plat

**Manner of auction:** Property will be offered as one individual tract.

**2006 Taxes:** 2006 Taxes will be prorated at closing date. 2006 total taxes were \$1,201.22.

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

**Title:** Cost of Title insurance shall be shared equally between Seller and Purchaser(s).

**Earnest money:** Earnest money in the amount of \$4,000 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 deposits are non-refundable.

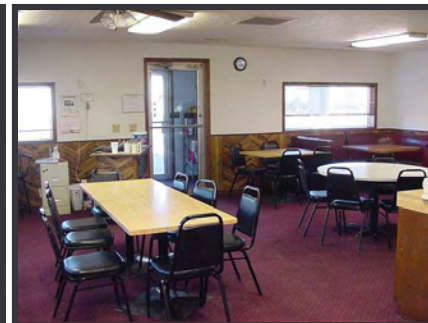
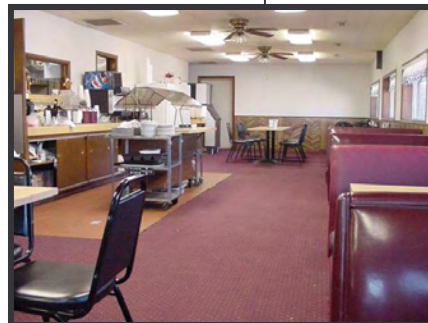
**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**Closing and Possession:** Closing shall occur on or before April 30, 2007 at Roger's Abstract & Title, Wellington, KS. Possession will be at closing. Property sells "as-is, where is" without any warranties. All prospective bidders are urged to inspect the property and are to have any and all inspections they desire (at their expense) completed prior to auction date. Property will be accessible by appointment.

## PERSONAL PROPERTY TO BE INCLUDED WITH THE SALE OF THE FOUR SEASONS RESTAURANT



This unique business opportunity includes all contents consisting of 2 microwaves, 4 compartment sink, hot food warmer, Can Pack, salad bar, hot food buffet, 4 burner flat griddle with 2 ovens, 3 door reach in freezer, 2 refrigerators with freezers, one 1-door refrigerator, pie cooler, Hobart Meat Slicer, Chest Freezer, Stand Mixer with attachments, storage cabinets, 16 tables, 2 round tables, chairs and booths. Refrigerators a year or less old!



This restaurant has seating and service for 80!

Contact office for a complete list of inventory or see web page

for copy of itemized inventory.

**AUCTIONEER'S NOTE:** Rare opportunity to purchase a restaurant in a "Turnkey Operation Condition."!

**Seller: Bob Coslett**

**Jeff M. Lange, Broker**

**Don Burford, Assoc. Broker/  
Auctioneer**

For More Pictures and more Information see:

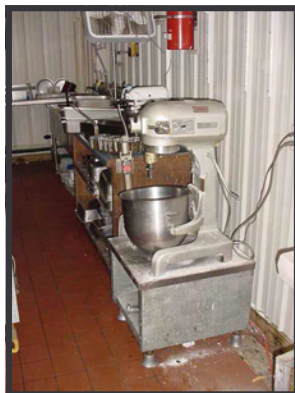
[www.jefflangere.com](http://www.jefflangere.com)



**JEFF**  
**LANGE**  
**REAL ESTATE**



## Additional Photos



Stand Mixer with attachments



### YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING

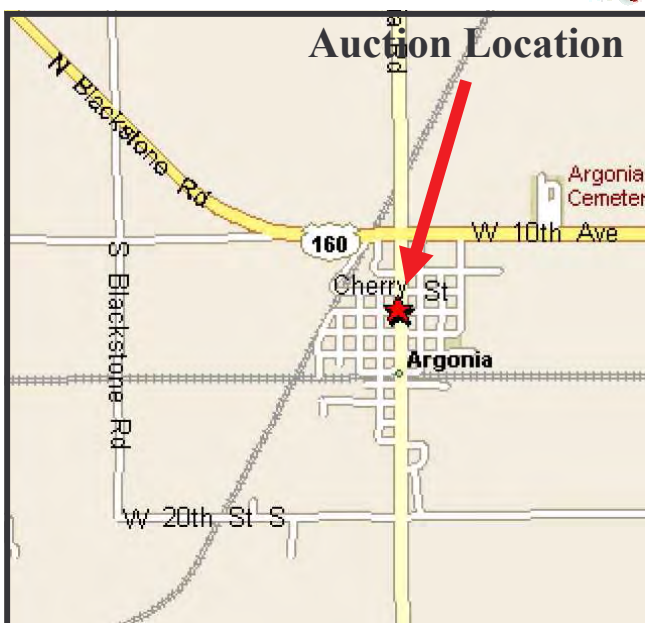
**Agency:** Jeff Lange Real Estate is acting as Agents of the Seller and all licensees employed by or associated with Auctioneer/Broker represent the Seller in the Sale of this property. **Announcements** made by the auctioneer during the time of the auction will take precedence over any previously printed 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.

YOU'RE IN  
LANGE COUNTRY!

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4911 S. Meridian  
Wichita, KS

Restaurant Auction  
121 N Main,  
Argonia, KS