

LANGE AUCTIONS

200 Acres

Harper County Tillable Land

Saturday May 5, 2007 10:00 am

Auction Location: On site in machine shed

200 Acres M/L

Legal Description: East 100 acres NE 1/4 and East 100 acres SE 1/4 S2-T34S-R5W, less cemetery, Harper County, KS

Directions: 11 Miles East of Anthony, KS on K-44 to 120 Ave, then 2 miles South to property. From Argonia, 8 miles South to K-44, then 3 miles West to 120th, turn South, 2 miles to property.

Property Description: 174.36 acres tillable, approx 26.03 acres grassland, includes home site, shed, barn and other outbuildings.

2006 Taxes: Seller will pay all 2007 and prior years taxes. 2006 Taxes: \$909.92, paid by seller.

Soil Types: Bethany Silt Loam and Kirkland Renfro Clay Loam.

Crops: Seller to retain all of 2007 wheat crop. Possession of grassland, machine shed and out buildings on June 1. Seller receives all 2007 cash rent.

FSA Information: Seller to retain all 2007 payments. 174.36 acres cropland, with a 35 bushel wheat base yield. Buyer responsible for registering with FSA office as new owner.



Sellers: Don & Coleen Schaffer

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



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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1-800-525-8160