

LANGE AUCTIONS

Paul A. Ewertz Estate

236+ ACRES AND HOMESTEAD

On Site at 12500 W. 45th St. N. Maize, KS.

Thursday, Aug. 26, 2010 7:00 p.m.

**** Personal Property Auction August 28, 2010 10 am****

Open House: Sunday Aug. 15 2-4 pm

Monday Aug. 16 5-7 pm



AUCTIONEERS NOTE: Excellent farm ground with outstanding development potential.

Directions to property: From 119th St. W, West 1/2 mile on 45th St. N.

Legal Description: **TRACT I: Selling as 77 acres.** South Half of the Southeast Quarter of Section 24, Township 26 South, Range 2 West of 6th P.M., Sedgwick County, KS., EXCEPT beginning at a point 413 feet North of the Southeast Corner of said South Half of said Southeast Quarter; thence North 325 feet; thence West parallel to the South line of said Section 24, 348 feet; thence South parallel to the East line of said Section 24, 325 feet; thence East 348 feet to the point of beginning, EXCEPT the South 20 feet and the East 30 feet for road, Sedgwick County, Kansas. **TRACT II: Selling as 154 acres.** SW/4 of Section 24 Township 26 Range 2 West of 6th P.M., Sedgwick County, KS less a five (5) acre M/L tract around the farmstead to be surveyed prior to closing if sold separately, paid for by seller. **TRACT III:** A 5 acre M/L around the farmstead in the SW/4 of Section 24 Township 26 Range 2 West of 6th P.M., Sedgwick County, KS. to be surveyed prior to closing if sold separately, paid for by seller.

Manner of Auction: Property will be offered in 3 tracts separately, auctioned in order of number and not offered in any combination.

Tax Info: Seller will pay 2010 taxes, based upon 2009 taxes and all prior years taxes. Buyer will be responsible for 2011 taxes. Tax statements are online.

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

Minerals: Mineral interests are believed to be intact, and shall be conveyed to Buyer.

Crops: Seller to retain all 2010 crops. Buyer to receive owner's share of 2011 crops and pay owner's share of 2011 fertilizer and herbicide expenses.

Earnest Money: Earnest money in the amount of 10% of sales price is to be made payable to Geisert, Wunsch, Watkins, & Graffman Trust Account in the form of personal check, business check or cashier's check day of auction.

Earnest deposits will be applied to purchase at closing and are non-refundable. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING

Closing: Closing shall occur on or before September 24, 2010 at Geisert, Wunsch, Watkins, & Graffman, Kingman, KS. Title policies to be provided by Seller. Title policy and closing costs to be shared equally between Buyer and Seller of each tract.

Possession: Possession on tillable land will be after harvest of 2010 soybean crop and after harvest of the 2011 wheat crop. At closing on the homestead.

FSA Information: Seller to retain all 2010 FSA program payments. Buyer to receive owner's share of 2011 FSA program payments. Buyer is responsible for registering as new owner with the Sedgwick County FSA office and any FSA programs.

Soil Types: mostly Class I soils consisting of mostly Blanket silt & Farnum loams, w/small areas of Tabler silty clay, & Waurika silt loams.

Farmland: 235 acres DCP Cropland: 230.8 acres		
Crop	Base Acres	Direct & CC Yield
Wheat	118.8	31
Oats	4.0	41
Grain Sorghum	106.1	44
Total Base Acres	228.9	

GENERAL AUCTION TERMS:

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.

Not Responsible for Accidents.

Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Reator(s)/Auctioneer(s).

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.

If you would like to receive future auction brochures by e-mail, please email Alyce at alycen@jefflangere.com

**Don Burford, Associate
Broker/Auctioneer**
Terry Hughes, Auctioneer
Seller: Paul A. Ewertz Estate;
Bob Wunsch, Attorney
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For More Pictures & Information see:
www.langeauctions.net

529-3100 or 800-525-8160
Jeff Lange, Broker