

LANGE AUCTIONS

LAND AUCTION

160 ACRES M/L BUTLER CO. PASTURE W/PONDS

Tuesday, Nov. 30th, 2010 at 6 pm

**Auction held at: El Dorado Civic Center
201 E. Central El Dorado, KS.**

Online Preview at www.langeauctions.net



This is a rare opportunity to purchase a centrally located tract of rolling and scenic native grass pasture land with two ponds. This property has excellent access being only 1/2 mile off Hwy. 77, and would make a great future home site. It is located 5 miles S of El Dorado OR 6 miles E and 4 miles N of Augusta. The Southern portion includes some trees and part access to a very scenic watershed lake.



Legal Description: NE 1/4, Section 01, Township 27 South, Range 05 East, Butler County, KS.

Property Location: From El Dorado S on Hwy 77 to SE 60th, then 1/2 mile E or from Pickrell Corner N on Hwy. 77 four miles then 1/2 mile E

Manner of Auction: Subject to Seller Approval

Taxes: 2009 \$112.56

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

Minerals: Are believed to be intact and transfer to the buyer.

Earnest money: Earnest money in the amount of 10% is to be made payable to Kansas Secured Title in the form of personal check, business check or cashier's check day of auction. Earnest deposits are non-refundable.

Closing: On or before Dec. 31, 2010 at Kansas Secured Title, Butler County, El Dorado

Possession: Upon closing

Contact Colin Busey 316-312-2156

Sponsored by:



**Don Burford, Broker/Auctioneer
Colin Busey, Listing Agent**

Sellers: Alvin and Karla Neville

**JEFF
LANGE
REAL ESTATE**

**For Pictures & Information see:
www.langeauctions.net
529-3100 or 800-525-8160
Jeff M. Lange, Broker**



Contact Colin Busey for more information
colinb@jefflangere.com

316-312-2156



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.

*If you would like to receive future auction brochures by e-mail,
please email Kathy: kathyh@jefflangere.com*

Property is being sold as-is, where is. Buyer is responsible for all inspections. 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. **ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.**



4911 S. Meridian
Wichita, KS. 67217

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