

# LANGE AUCTIONS

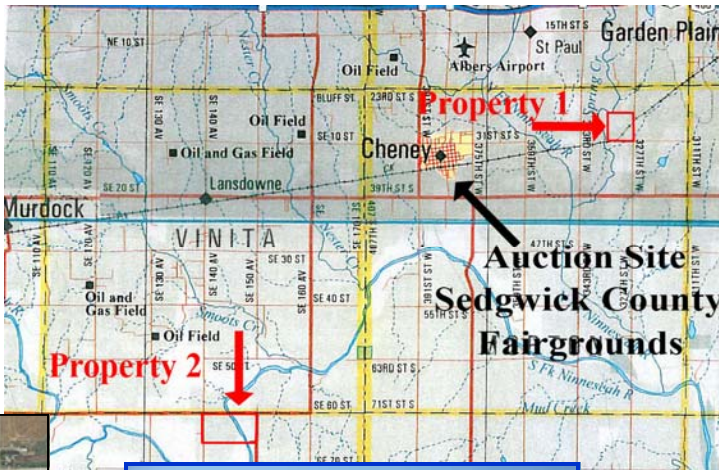
**Thursday, June 4th**  
**Lunch at 12:00 noon, Auction at 1:00 pm**  
**Farm Bureau Bldg., Sedgwick County**  
**Fair Grounds, Cheney, KS.**

**154 ac. Farm land/home site West of Garden Plain**  
**310 ac. Farm/sportsman land SW of Cheney**

**PROPERTY 1**

**Tract I : 119 ac. m/l**  
**tillable/pasture**  
**Tract II : 35 ac m/l**  
**tillable/home site**

NW corner of 31st S & 327 ST  
 W. From Garden Plain, W 2  
 miles on 15th N, (Old HWY 54);  
 S 1.5 mile on W side of road



**PROPERTY 2**

**310 acres m/l farm**  
**with 1/2 mile**  
**Ninnescah River**

South side of SE 60 St., between  
 SE 150 Ave. & SE 140 Ave. From  
 Cheney: W 2.5 mi on MacArthur  
 (SE 20 St) to SE 160 Ave., S 4  
 mi. to SE 60 St. W 1 mi to NE  
 corner of property



**Property # 1**

**Legal Description:** SE 1/4 2-28-4W

**Manner of Auction:** Property will be offered in 2 tracts.

**Property Desc.:** Very good farm land with pasture, trees, creek, & possible home site(s) with great location from Garden Plain.

**Crops:** Seller to retain growing wheat crop and all 2009 FSA program payments. Buyer will receive 2nd half pasture rent of \$563.00 on November 1, 2009.

**FSA Information:** Farmland 143; Cropland 99.9; Total Base 79.5 ac., 31 bu. Yield

**Soil Types:** Clark-Ost clay, Carwile fine sandy and Shellabarger sandy loams

**Tax Info:** Seller will pay all 2008 & prior years taxes. 2009 taxes will be prorated based off 2008 taxes which were \$511.10

**Possession:** After harvest of growing crop on tillable. Nov. 1 on pasture

**Closing:** Closing shall occur on or before July 3, 2009 at Kansas Secured Title, Wichita, KS. Title insurance and closing costs will be split equally between Buyer and Seller.

**Property # 2**

**Legal Description:** North 1/2 of Section 3 Township 29 Range 5 West less exception

**Manner of Auction:** Property will be offered as a single tract only

**Property Desc.:** 1/2 section of tillable land, expired CRP used for hay meadow and pasture. 1/2 mile of S. Fork of Ninnescah River and wooded areas makes for excellent game habitat. Diverse farm with excellent hunting/recreational benefits

**Crops:** Buyer will receive 1/3 of growing crops. Buyer will reimburse Seller for Owners share of fertilizer and herbicide costs at closing. Buyer will receive pasture rent of \$1,525.00 October 31, 2009

**FSA Information:** Farmland 288.0; DCP Cropland 121.6; Base 99.8 ac., Wheat Yld: 29

**Soil Types:** Kaski, Lincoln, Renfrow clay, and Shellabarger sandy loams

**Tax Info:** Seller will pay all 2008 and prior years taxes. Buyer will be responsible for 2009 taxes. 2008 taxes were \$739.34

**Possession:** After harvest of growing crops, and November 1, 2009 on pasture

**Closing:** Closing shall occur on or before July 3, 2009 at Kansas Secured Title, Wichita, KS. Title insurance and closing costs will be split equally between Buyer and Seller.

**Sellers:** Heirs of Lawrence and Dorothy Bolinger

**Jeff M. Lange, Broker**  
**Don Burford, Broker/Auctioneer**  
**For More Pictures & Information**  
**see:**  
**www.langeauctions.net**  
**529-3100 or 800-525-8160**  
**Email: donb@jefflangere.com**

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

Lunch provided by Farm  
 Credit of the Heartland  
 @ noon



**GENERAL AUCTION TERMS:  
YOUR BIDDING IS NOT CONDI-  
TIONAL 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.

**BROKER PARTICIPATION:** Jeff Lange Real Estate is offering 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details.

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.

***Not Responsible for Accidents.***

***If you would like to receive future auction brochures by e-mail, please email Alyce at [alycen@jefflangere.com](mailto:alycen@jefflangere.com)***

**For Both Properties**

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

**Minerals:** Mineral rights shall be conveyed to Purchaser. Minerals are believed to be intact

**Earnest Money Terms:** Earnest money in the amount of 10% of sales price to be made out to Kansas Secured Title in the form of personal check, business check or cashier's check day of auction. Earnest deposits are nonrefundable.



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4911 S. Meridian  
Wichita, KS. 67217