

10:00 AM  
Tuesday,  
July 2, 2013

# Real Estate Auction

## HAVEN AREA – RENO COUNTY, KS

320+- ACRES (1/2 SECTION) – SELLING IN THREE TRACTS

Updated 1.5 story home, cropland, pasture, mineral income

**Tract 1:** N/2 E/2 NE/4 8-25-5W. Commonly known as 1803 E. Arlington Rd., Hutchinson.

40+- acres improved with a brick/frame 1 ½ story home with over 2,200 sqft of living area (per County). This home appears near totally remodeled & updated in recent years with vaulted great room, custom stone fireplace, 3 bedrooms, 3 baths, partially finished basement, 1 car garage with carport. Located on paved road with beautiful grounds - well established landscaping/mature trees, in-ground sprinkler system, and pens/buildings designed for horses. THERE IS ALSO A SEPARATE BUILDING WITH MODERN GUEST QUARTERS. Fenced pasture & hay meadow grass.

**Tract 2:** S/2 E/2 NE/4 8-25-5W. 40+- acres rolling well fenced pasture with pond & hay meadow grass.

**Tract 3:** NW/4 & W/2 NE/4 8-25-5W. 240+- acres well fenced pasture with pond & hay meadow grass.

### — AUCTION HELD ON TRACT 1—



**OPEN HOUSES:** The improvements will be open for your inspections Sun, June 9th 12-1:30 P.M. and Thurs., June 13th 5-6:30 P.M. and 2 hours prior to auction. FARM & HOME REALTY AGENTS will also make the property open for Buyer inspections as reasonable times, by appointment. Potential Buyers may enter non-improvement pasture/grass acres for inspections at their convenience.

**METHOD OF AUCTION:** Tracts will be sold individually in order listed and not combined.

**TERMS:** 10% downpayment day of Auction. Balance in certified funds on closing. Closing date on or before August 2, 2013. Taxes will be prorated as of closing date by Closing Agent. Buyer and Seller will split the cost of title insurance and closing fee to Reno County Abstract & Title, Hutchinson. A copy of title insurance commitment is in Bidder Info Packet.

**POSSESSION:** Buyer will receive possession on closing.

**MINERAL RIGHTS:** Sellers mineral rights and rights to existing oil/gas lease and production income will be conveyed to Buyer based on acreage purchased. A copy of mineral production records and Reno County production documents are in Bidder Info Packets. Buyer is responsible for notifying Lessee of change of ownership.

**FARM SERVICE AGENCY:** A copy of FSA information is in Bidder Info Packet. FSA indicates 111.2 acres of cropland, most of which is grass. Buyer is responsible for notifying Farm Service Agency Office of change of ownership.

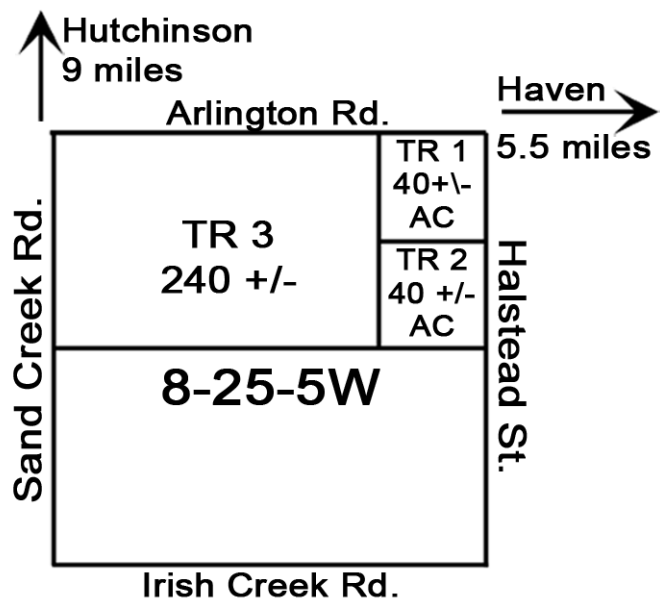


**PROSPECTIVE BIDDERS:** All Tracts are selling “as is” subject to any easements, zoning, restrictions, roadways and mineral leases or record; without any warranties or inspections provided by Seller or Seller’s Agents. All prospective bidders are urged to use “due diligence” and inspect properties to their satisfaction prior to auction. Seller will provide termite inspection on home and treatment if necessary. The Seller has had division lines marked between the three tracts by a licensed surveyor.

**BIDDER INFORMATION PACKETS:** Include mineral leases and production income, title insurance commitment and cited documents, soil survey map, flood zone map, aerial map, topography map, Reno County property info, Lead-Base Paint Addendum, and purchase contract.

**FARM & HOME REALTY** is acting solely as Agent of Seller.

**AUCTIONEER’S NOTE:** Buy one, two or all three tracts. Tract 1 has a very nice home and improvements. Tract 2 is very scenic and would make a great rural home site. Tract 3 has potential as a livestock pasture or for homesite development. Take a look at these properties – located just minutes from Haven, Hutchinson & Wichita. Call us for a Bidder Info Packet. We look forward to working with you.



**SELLER: J.R. Arnold Trust**

**First National Bank of Hutchinson, Trustee**

Statements made day of auction supercede all prior advertising and statements. Not responsible for accidents.

Auction Conducted By

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For photos of this property, visit [www.farmandhomeks.com](http://www.farmandhomeks.com). To receive future sale bills, email: [roger@farmandhomeks.com](mailto:roger@farmandhomeks.com)