

10:00 AM
Tuesday,
April 9, 2013

Land Auction

WESTERN SEDGWICK COUNTY 80+- ACRES CHENEY-GARDEN PLAIN AREA

Selling on the Land

Legal Description: South ½ of the Northeast ¼ of 34-27-4W

Property Description: Well-established and well-fenced rolling grassland. The rolling topography would lend itself to “walk-out basement” homes. Nice views in all directions. There is a small, shallow pond in the southwest corner and a windmill on the property. Just ¾ mile south of the 343rd St. West (St. Joe Rd.) exit on Highway 54-400. Just 15 minutes west of Wichita.

METHOD OF AUCTION: The property will be sold as a single tract to the highest bidder.

FARM SERVICE AGENCY INFO: A copy of the FSA 156 record sheet is in the Bidder Information Packet. The FSA indicates 82.4 acres of Farmland of which 80.8 acres is classified as Cropland. The land has been in established grass and utilized as a livestock pasture for many years.

TERMS: 10% downpayment day of auction. Balance due in certified funds on closing. Closing date on or before May 9, 2013. Buyer and Seller will split the cost of title insurance and closing fee to Security 1st Title, Wichita, Kansas.

POSSESSION: Buyer to receive possession on closing.

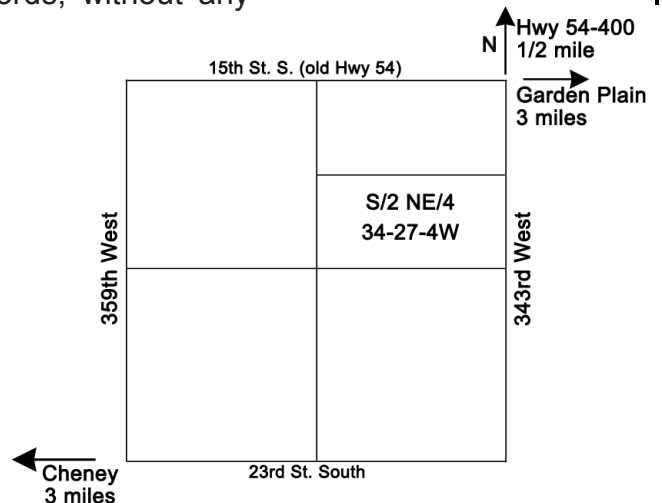
MINERAL RIGHTS: Seller’s mineral interest will be transferred to Buyer.

BIDDER INFO PACKET: Contains a copy of documents including title insurance commitment, aerial photo, flood zone map, soil map, FSA information, Sedgwick County tax & property info, and purchase contract. Packets are available by contacting **FARM & HOME REALTY**.

PROSPECTIVE BIDDERS: This property is selling “as is” and “where is” subject to any easements or roadways of records; without any warranties or inspections provided by Seller or Seller’s Agents. All prospective bidders are urged to use “due diligence” and inspect the property to their satisfaction.

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

AUCTIONEER’S NOTE: This is the rare opportunity to purchase a very nice tract of Western Sedgwick County land. This property has all kinds of potential. Just minutes from Cheney, Garden Plain & Wichita. Give us a call. We look forward to working with you!



SELLER: Brandes Sisters Partnership

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

Auction Conducted By

Farm and Home Realty

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