

10:00 A.M.  
Thursday  
Sept. 26, 2013

# Land Auction

**HAVEN AREA – RENO COUNTY, KS**

**160 ACRES (more or less)**

**SW/4 31-25-4W**

**Auction Held on Site**

**PROPERTY DESCRIPTION:** Existing Conservation Reserve Program grassland and wooded grass/creek area. Good hunting potential.

**METHOD OF AUCTION:** Property will be sold as a single tract to the Highest Bidder.

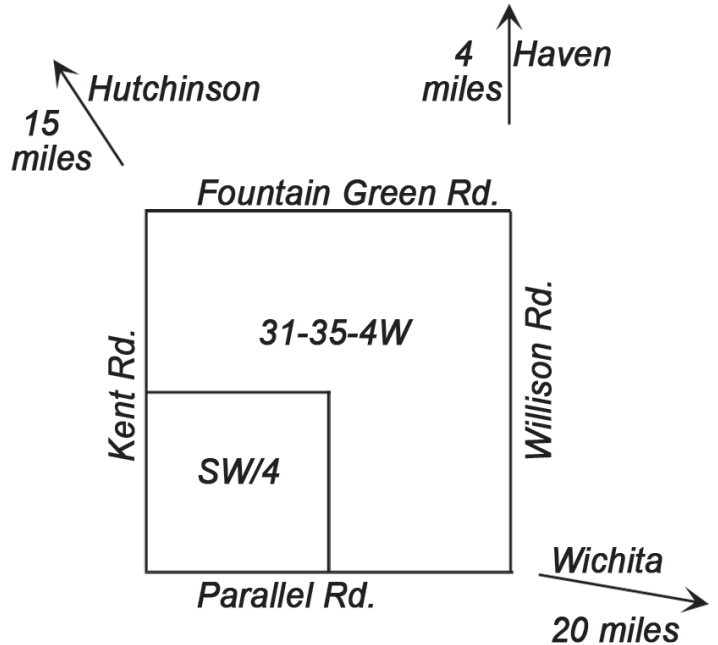
**OWNERSHIP & CLOSING:** This property is currently in two ownerships, but will be sold as a single tract. There will be two separate closings at Security 1st Title, Hutchinson, Kansas. Cost of title insurance and closing fee will be divided equally between Seller and Buyer. Copy of title insurance commitments is in Bidder Informational Packet.

**TERMS:** 10% downpayment day of Auction. Balance in certified funds on closing. Closing date on or before October 26, 2013. Taxes will be prorated as of closing date by Closing Agent. 2012 taxes are \$124.52.

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

**MINERAL RIGHTS:** Sellers mineral interest will be conveyed to Buyer.

**FARM SERVICE AGENCY:** A copy of FSA information is in Bidder Information Packet. FSA indicates 156+ acres if Farmland of which 135+ acres is Cropland. Of the Cropland 135.4 acres is in two existing Conservation Reserve Program Contracts (both 9/30/2015). Buyer will be responsible for adhering to terms of Contract and is responsible for notifying Farm Service Agency Office of change of ownership. Sellers will retain 2013 CRP payments. Buyer will receive any payments thereafter. Copies of CRP contracts are in Bidder Information Packet.



**PROSPECTIVE BIDDERS:** This property is selling subject to any easements, zoning, restrictions and roadways of record; 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 prior to auction. Prospective Bidders are urged to contact FARM & HOME REALTY for Bidder Informational Packets which include title insurance commitment and cited documents, soil survey map, flood zone map, aerial map, topography map, Reno County property info, FSA 156 Record, CRP Contracts, and purchase contract.

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

**AUCTIONEER'S NOTE:** This is the opportunity to purchase a nice tract of CRP grassland with good hunting potential. The existing CRP contracts will expire September 30, 2015 giving the Buyer cropland potential. Well located near Haven, Hutchinson, Wichita & Cheney Reservoir. Call us for a Bidder Information Packet. We look forward to working with you.

**SELLERS: Margaret G. Cupps Revocable Trust - Emprise Bank Trustee & Rosemary Wilkinson**

Auction Conducted By

**Farm and Home Realty**

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*Auction day announcements supersede any prior written or oral statements.*

*For additional photos on this property and information on other upcoming auctions go to [www.farmandhomeks.com](http://www.farmandhomeks.com)*