

10:00 AM
Saturday
Oct. 12, 2002

Auction Held
on the Land

Auction

Sedgwick County Land and Rural Home Auction 366 acres (more or less) in 4-27-4W

LOCATION: The subject properties are located in the Section northwest of the intersection of 21st St. North & 359th St. West (approx. 15 minutes west of Wichita). The City of Cheney is located approx. 6 miles south. Cheney Reservoir is 1 mile west.

SELLING PROCEDURE: Tract 1 will be sold to the Highest Bidder. Tracts 2 & 3 will be auctioned individually and then combined to derive at the highest sale price.

TRACT 1: 4 acres improved site with older frame 4 bedroom farmhouse & outbuildings. Lots of family potential. Situated in NW/4 4-27-4W. Commonly known as 38011 W. 29th Street North. This property will be open for inspection Sunday, September 15 from 1:00-2:30 PM and Tuesday, September 24 from 5:00 - 6:30 PM. The property may be inspected at other times by calling FARM AND HOME REALTY for an appointment.

TRACT 2: 156 +- acres in NW/4 & adjoining 56+- acres in NE/4 4-27-4W.

TRACT 3: 150 +- acres in SE/4 4-27-4W.

PROPERTY DESCRIPTION: The land on this property is a combination of cropland and rolling, fenced native grass pastureland, creek, several ponds and good potential for more. This property has good homesite potential. A copy of Farm Service Agency information is available from FARM & HOME REALTY.

TERMS: 10% downpayment day of auction. Balance in cash on closing.

POSSESSION: Buyer to receive possession of Tract 1 on closing. Buyer to receive possession of cropland after 2003 wheat harvest. Buyer will receive 1/3 of growing wheat crop and 1/3 share of any government payments associated with crop. Buyer agrees to pay or reimburse Seller for 1/3 of fertilizer/chemical cost. Buyer to receive possession of non-cropland on closing.

MINERALS: All mineral rights are intact and will be conveyed to Buyer on closing.

TAXES: Will be prorated as of the day of closing. Amount of proration will be determined by closing agent (Security Abstract & Title Company.)

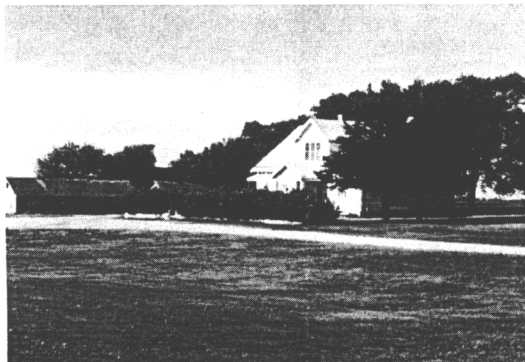
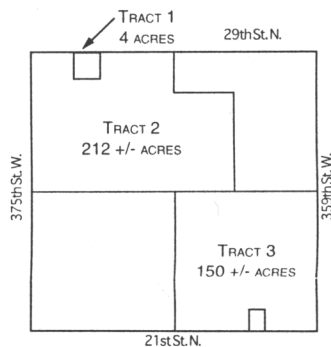
CLOSING: On or before November 12, 2002.

ADDITIONAL TERMS: Buyer and Seller will split the cost of title insurance and closing fee.

PROSPECTIVE BIDDERS: Property sells "as is" and "where is" without any warranties or inspections provided by Seller or Seller's agents/auctioneers, whatsoever. A copy of Seller's Property Disclosure Statement regarding Tract 1 is available on request.

All prospective bidders are urged to inspect the property and have all inspections they desire (at their own expense) completed prior to auction day. FARM & HOME REALTY is acting solely as Agent of Seller.

AUCTIONEER NOTE: This is an opportunity to own the farmhouse of your family's dreams. Very scenic, well located land with a variety of uses and potential. Call us for additional information!



MILDRED ZOGLMAN EST ATE, SELLER

Leon Zoglman & Vera Rausch, Co-Executors (316) 531-2542

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

Auction Conducted By

FARM & HOME REALTY

229 N. Main • Cheney, KS • (316) 540-3124

Roger Zerener, Broker • (316) 540-0184

John Hillman, Auctioneer & Associate • (316) 540-3887

For info on this and other real estate go to www.farmandhomeks.com