

**553 ACRES OF RENO COUNTY  
LAND**



**MONDAY, MAY 6, 2013**

**COMMENCING AT 11:00 A.M.**

**SELLER: RAYMOND FURSTENBERG ESTATE**

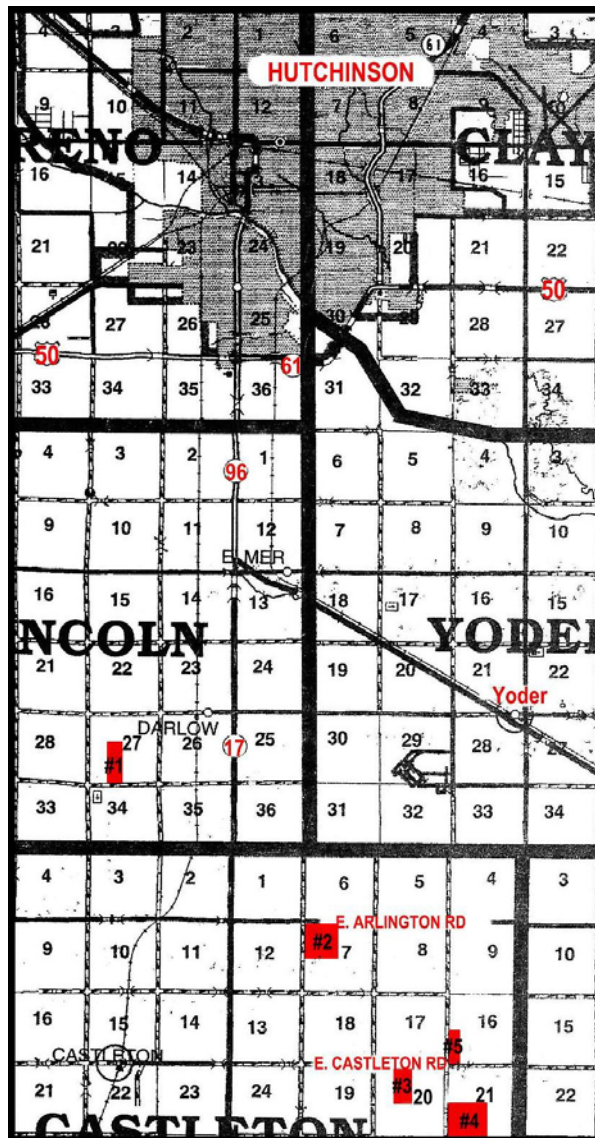
**LOCATION: HUTCHINSON, KS-2516 E. CASTLETON  
RD. (Tract #5 Location – S. Halstead St. & E.  
Castleton Rd.)**

**"Lunch provided by American AgCredit"**



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**TRACT #1.** E/2 SW/4 (Less Farmstead) & SE/4 NW/4 27-24-6, Reno Co., KS. 113 Acres Dry Cropland Currently in Wheat. 112.7 Ac. Wheat Base. None of the 2013 Wheat Crop Goes to the Buyer; Buyer Gets Possession After Wheat Harvest or August 1, 2013. 2012 Taxes Were \$1021.91.

**TRACT #2.** NW/4 7-25-5, Reno Co., KS. 160 Acres, More or Less with 157.2 Acres in CRP through 9/30/2021 with Annual Payment of \$5,345.00. 2012 Taxes Were \$91.65.

**TRACT #3.** E/2 NW/4 20-25-5, Reno Co., KS. 80 Acres, More or Less Dry Cropland, Currently in Wheat. 77.3 Ac. Wheat Base. Possession After 2013 Wheat Harvest or August 1, 2013. Buyer to Receive \$35/Acre Cash Rent for 2013. 2012 Taxes Were \$46.56

**TRACT #4.** SW/4 21-25-5, Reno Co., KS. 160 Acres, More or Less with 157.6 Acres in CRP through 9/30/2017 with Annual Payment of \$5,420.00 2012 Taxes Were \$93.99.

**TRACT #5.** W/2 W/2 SW/4 16-25-5, Reno Co., KS. 40 Acres, More or Less, with 17.7 Acres in CRP through 9/30/2021 with Annual Payment of \$597.00. 6 Acres Dry Cropland, Balance is Farmstead w/Modular Home & Misc. Outbuildings. Possession After Wheat Harvest on 6 Acres Planted to Wheat. 2012 Taxes Were 115.76.

## TERMS & CONDITIONS

**TERMS:** \$20,000 Down on Day of Sale on Tracts #1, #2, & #4; \$10,000 Down on Day of Sale on Tracts #3 & #5. Balance Due in 30 Days or Sooner With Title Approval. Abstracts or Title Insurance Will Be Used. In The Event That Title Insurance is Used, Cost Will Be Shared 50/50 Between Buyer & Seller. Buyers Must Inform Carr Auction & Real Estate, Inc. Prior to Sale Date if this Transaction Will Be Part of a 1031 Exchange.

**MINERALS:** Seller's Mineral Interest Sells with the Land & Is Believed To Be 100%.

**TAXES:** Sellers to Pay 2012 Taxes and All Prior Years. 2013 Taxes Will Be the Buyer's Responsibility.

Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent.

[click for pdf of salebill](#)

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**CARR auction & real estate, inc**



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