

REAL ESTATE AUCTION

THURSDAY, JULY 25, 2013

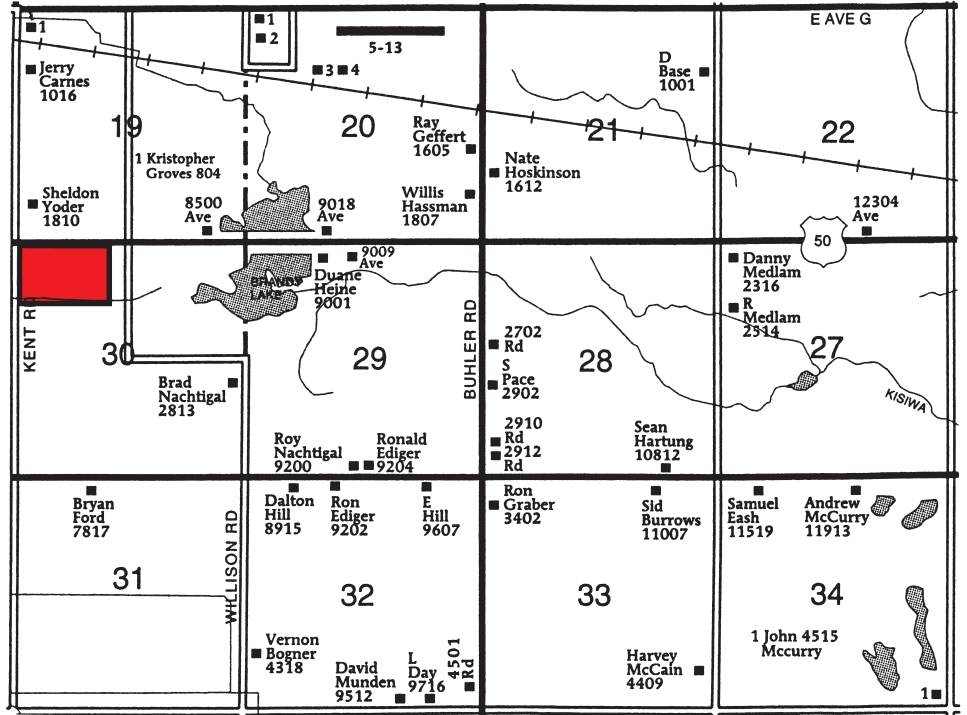
10:00 A.M.

LOCATION: At the Corner of Kent Road and 50 Highway East of Hutchinson, Kansas. From Yoder Road / Airport Road and 50 Highway go East 3 Miles. From Haven / Buhler Road and 50 Highway go 2 Miles West on the South Side.

47.33 Acres of Cropland

Legal Description: The West $\frac{2}{3}$ of the North Half of The North East Quarter of Section 30-23-4 in Reno County, Kansas. Selling 47.33 Acres More or Less.

- * F.S.A. Reports 47.16 Acres of Cropland.
- * F.S.A. Reports a 28.3 Acre Wheat Base with a 29 Bushel Yield and a 21.7 Acre Milo Base with a 44 Bushel Yield.
- * Currently All of the Land is in Growing Wheat, Which Will be Cut Before the Auction. Buyer Shall Receive Immediate Possession.
- * Government Payment History Based on Last Year was \$647⁰⁰.



- * Mineral Rights Intact, Transfer to the Buyer.
- * Taxes: \$26¹⁹ to be Prorated at Closing.
- * Seller will Furnish Title Insurance for the Buyer.
- * Great Access, Located on 50 Highway and Close to Hutchinson Grain Terminals.
- * Terms: \$12,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days.
Not Contingent Upon Obtaining Financing. Down Payment is Non Refundable.
- * No Buyers Premium Charged, You Pay What you Bid.
- * Property Sold As is Without Any Written or Implied Guarantees.
- * Any Announcements Made on Sale Day Take Precedence Over the Auction Ad.

**Seller: Sarah Sabin
Stanley E. Sabin P.O.A.**

SALE CONDUCTED BY: NISLY AUCTION LLC

Sales Associate of J.P. Weigand & Sons Inc.

Auctioneer - Paul Nisly
Hutchinson, KS 620-662-7570

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