

10:00 A.M.  
Saturday  
November 16, 2013

# Land Auction

## WEST CENTRAL SEDGWICK COUNTY

### Garden Plain Area

72+- ACRES

### Auction Held on Site

**LEGAL DESCRIPTION:** Surveyed 72.306 acre tract in the west part of the NE/4 21-27-3W (a copy of the survey and legal description is in Bidder Information Packet)

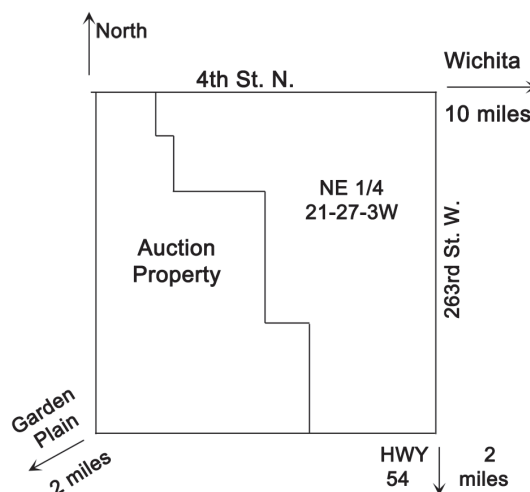
**PROPERTY DESCRIPTION:** The subject is a combination of approximately 24 acres of cropland with the balance in fenced pasture land with nice pond. A copy of FSA 156 Record sheet & aerial photo is in Bidder Packet. Buyer to be responsible for notifying FSA Office of change of ownership.

**TERMS:** 10% downpayment day of Auction. Balance in certified funds on closing. Closing date on or before December 16, 2013. Taxes will be prorated as of closing date by Closing Agent. Cost of title insurance and closing fee to Security First Title, Wichita to be divided equally between Seller and Buyer.

**POSSESSION:** Buyer to receive possession of non-cropland on Closing. Buyer to receive possession of cropland in wheat after 2014 wheat harvest. Wheat cropland is being rented on a cash rent basis. Buyer will receive cash rent on Closing.

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

**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 survey, title insurance commitment and cited documents, soil survey map, flood zone map, aerial map, topography map, Sedgwick County property info, FSA 156 Record, and purchase contract.

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

**AUCTIONEER'S NOTE:** This is the opportunity to purchase a very well located tract of land not far from Garden Plain, Goddard or Wichita. Call us for a Bidder Info Packet. We look forward to working with you.

**SELLER: James & Carolyn Scheer Trust**

Auction Conducted By

**Farm and Home Realty**

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

Roger Zerener, Broker – roger@farmandhomeks.com

John Hillman, Associate Broker & Auctioneer – john@farmandhomeks.com

*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)*