

REAL ESTATE AUCTION

WEDNESDAY, SEPTEMBER 19, 2012

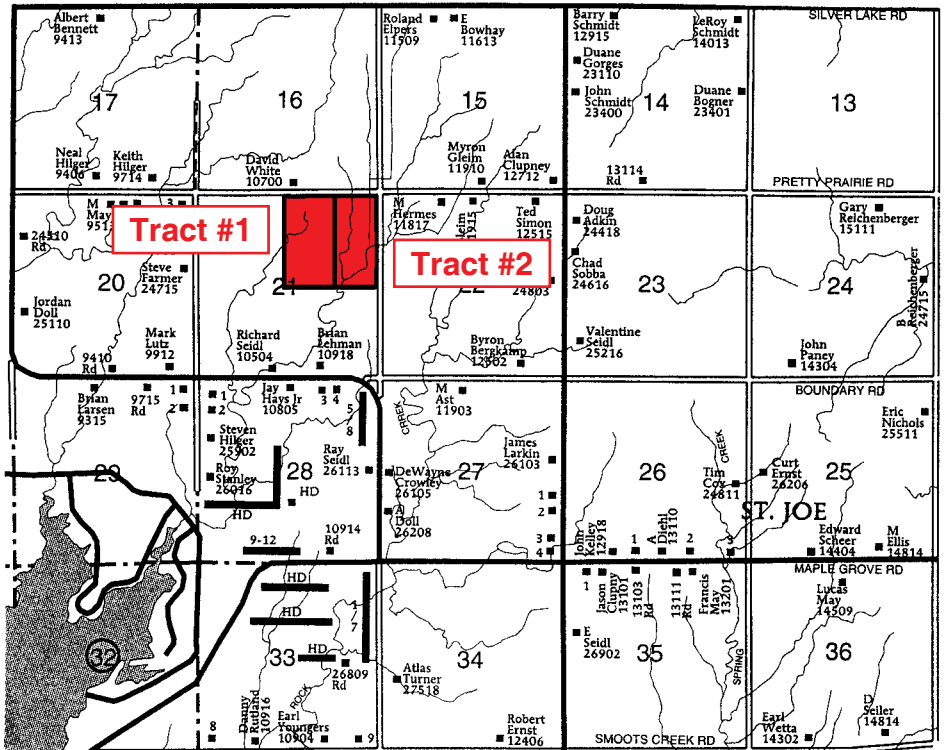
10:00 A.M.

LOCATION: South of Haven, Ks on Haven Blacktop 5 Miles, 1 Mile West, 2 Miles South, then 2 Miles East on Silver Lake Road, then South 1 Mile on Victory Road on West Side. From St. Joe go West on Maple Grove Road to Rayl Road, and North 2 Miles, West 1 Mile on Pretty Prairie Road.

80 Acres of Cropland 80 Acres of Native Pasture Land To Be Sold in Two Tracts

Tract #1 **Legal Description:** The West Half of the North East Quarter of Section 21-26-4 in Reno County, Ks Selling 80 Acres More or Less.

- * F.S.A. Reports 80 Acres of Cropland.
- * F.S.A. Reports 64.3 Acre Wheat Base with a 27 Bushel Yield, 5.6 Acre Oat Base with a 35 Bushel Yield, 6.6 Acre Barley Base with a 34 Bushel Yield.
- * Total Government Payment Based on 2011 was a Total of \$817⁰⁰
- * Possession of the Cropland to be Given March 1, 2013.
- * A Nice Tract of Farmland.
- * Both Tracts Will Be Sold Separately and Not Tied Back Together.
- * Terms: \$15,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.



Tract #2 **Legal Description:** The East Half of the Northeast Quarter of Section 21-26-4 in Reno County, Ks. Selling 80 Acres More or Less.

- * This is All Native Grass Pasture. Possession December 1, 2012.
- * Has a Small Creek Running Through it.
- * Property Has a Windmill & Pond.
- * Fences are Good.
- * Good Grass & Good Access.
- * Total Taxes on Both Tracts \$171¹⁵ According to the County Records, to be Prorated at Closing.
- * Mineral Rights Intact on Both Tracts, Transfer to the Buyer.
- * Seller Will Furnish Title Insurance on Both Tracts.
- * Terms: \$10,000⁰⁰ Down on Sale Day and the Balance Due in 30 Days. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.
- * Do Not Overlook This Opportunity.
- * Any Announcement Made on Sale Day Take Precedence Over the Auction Ad.
- * Property is Sold As Is, Without Any Written or Implied Guarantees.

**Seller: Elvira Seidl Estate
Trust Co. of Kansas Administrator C.T.A.**

SALE CONDUCTED BY: NISLY AUCTION CO.

Sales Associate & Auctioneer - Paul Nisly

J.P. Weigand & Sons Inc.

Hutchinson, KS 620-662-7570

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