

LANG FARMLAND

AUCTION

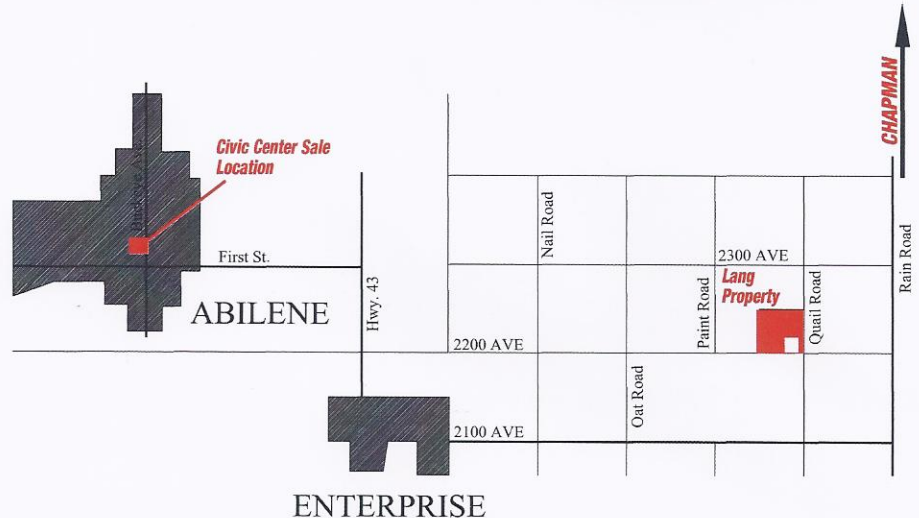
150 ACRES M/L IN DICKINSON COUNTY

THURSDAY, OCTOBER 27

7:00 PM

Sale held at the
Abilene Civic Center,
210 NW 2nd

ABILENE, KANSAS



GENERAL INFORMATION: This farm has something for everyone. Pasture, CRP, tillable, great building site or use its excellent hunting potential. Close to Abilene, Enterprise and Chapman.

LEGAL DESCRIPTION: SE 1/4 of Section 13, Township 13 South, Range 3 East of the 6th P.M., Dickinson County, Kansas. Except 10 acres m/l Homesite tract.

FSA INFORMATION: 72 acres m/l pasture. 35 acres m/l tillable. 3 acres m/l waterways. 37.2 acres m/l CRP. Wheat base of 61 acres m/l 31 bushel yield.

SOIL TYPES: Mostly Irwin silty clay loam and some clime-sogn complex.

CRP INFORMATION: 18.2 acres @ \$45.00 per acre. Expires in 2012. 19.0 acres @ \$50.10 per acre. Expires in 2021.

POSSESSION: Pasture at closing. Planted wheat ground after 2012 harvest. 1/3 goes to the new owner.

TERMS & CONDITIONS: 10% due day of sale with balance due by November 21, 2011. If for some reason Buyer is unable to close by November 21, 2011, Buyer will pay 10% per annum interest on the unpaid balance from November 21, 2011 until the date sale is closed.

2011 real estate taxes and all prior years will be paid by the Seller. Title insurance will be used with the cost split equally between Buyer and Seller.

Wyatt Land Title, Abilene, KS will escrow the contract and earnest money. Escrow charges will be split equally between Buyer and Seller. Reynolds Real Estate & Auction Company will be acting as "Seller's Agents." Property selling "as is" with no guarantees or warranties made by Seller or Auction Company. Announcements made day of auction take precedence over printed matter. All information given is from sources deemed reliable, but not guaranteed. Property selling subject to easements, restrictions and reservations if now existing.

Call Dan for more information at 785-479-0203.

SELLER: BETTY R. LANG



SALE CONDUCTED BY:

Dan Reynolds, Listing Agent
RJ Reynolds, Auctioneer/Cooperating Broker

REYNOLDS

Real Estate & Auction Co.

785-263-7151 or 888-263-7151

