

105+/- ACRES GRASS WITH COUNTRY HOME, NORTON COUNTY, KS

LAND ABSOLUTE AUCTION

FRIDAY, NOVEMBER 15, 2013 AT APPROXIMATELY 1:00 PM
IMMEDIATELY FOLLOWING THE THIELE AUCTION

AUCTION LOCATION:

ST. FRANCIS PARISH HALL, NORTON, KS

SELLER: LARRY STEVEN JELTZ

LEGAL DESCRIPTION:

**W/2NW/4 & NW/4SW/4, less
tracts in Section 11-3-23**

LAND LOCATION: From the intersection of Hwys 36 and 283 in Norton, Kansas, go 2 miles South to the NW corner of the property. **SIGNS WILL BE POSTED!**

MANNER OF SALE: This real estate will be offered in one tract. Auction procedure and increments of bidding are at the discretion of the auction company.

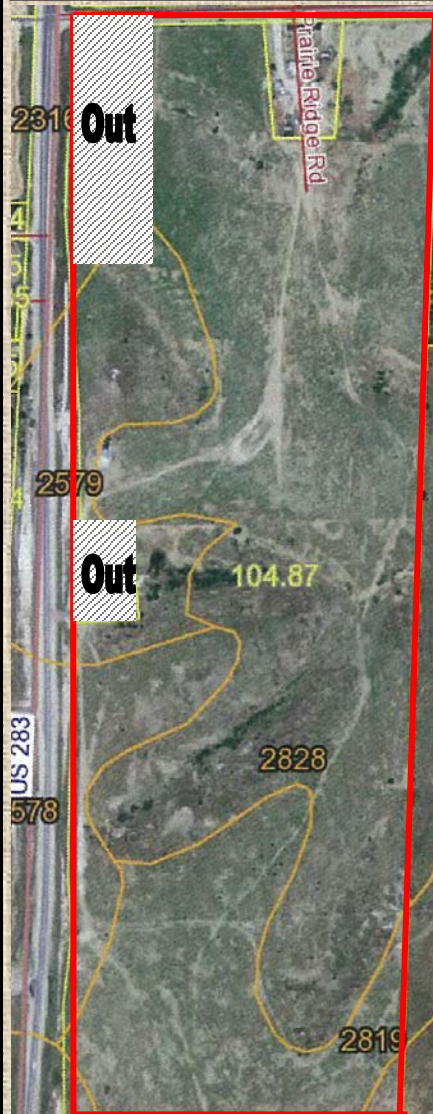
TERMS: 10% down day of sale, with the balance to be paid on or before December 17, 2013, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment, with the final payment to be made in certified funds. All funds will be held by the auction company in their trust account or by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **Announcements made day of sale will take precedence over printed material and previously made oral statements.**

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyer at closing.

CLOSING: Date of closing will be on or before December 17, 2013.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Buyer will pay all 2013 taxes and any unpaid taxes for prior years. (2012 taxes = \$799.48)



IMPROVEMENTS: 1,064 sq. ft. home, with 3 bedrooms and 1 bath. The property also includes several outbuildings.

Property is being sold in its current "AS-IS", "WHERE-IS" condition with no warranties, either expressed or implied.



INTERNET BIDDING AVAILABLE!
Register by November 7, 2013
CALL FOR DETAILS!

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources based on (USDA) FSA figures. All FSA information is subject to change, including but not limited to the number of cropland acres, grass acres, base acreages and yields. FSA acres may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer in the amount of the purchase price with the premium to be paid by the Buyer. Title evidence will be provided on sale day.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor Farm & Ranch Realty, Inc., its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not, and to oil and gas leases of record, if any.

AGENCY: Farm & Ranch Realty, Inc., its agents and representatives, are the *Exclusive Agent of the Seller*.

AUCTIONEER'S NOTE: Great property close to Norton. This is a premier building lot with access to Road N, and Highway 283 frontage on Horse Shoe Hill.

There are several locations for a new house that overlook Norton County Club and the City of Norton. **GREAT VIEWS IN ALL DIRECTIONS!**

This property offers investment potential as it could be split into tracts for future development.

For more information call 1-800-247-7863!

For a virtual tour visit

www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

1420 W. 4th • Colby, KS 67701

Toll Free: 1-800- 247-7863

Donald L. Hazlett
Broker/Auctioneer



"When you list with Farm & Ranch, it's as good as SOLD!"

