



LAND AUCTION

**Tuesday, November 27, 2012
7:00 PM**



**Auction will be held at
American Legion Post 174
645 E K140 Hwy, Ellsworth, Kansas
Seller: Kathy Jo Huseman Living Trust**

Legal Description: Part of the SE/4 14-16-8 and Part of the NE/4SW/4 14-16-8, Ellsworth County, Kansas.

General Description: 181.4 taxable acres more or less all native pasture. The pasture has 3 ponds and average fencing. The pasture also offers habitat for upland game birds, deer, and turkey and joins Federally owned land.

Location: From the Intersection of US-156 and K-14 approximately 4 ½ miles South on K-14 to Avenue P then East approximately 1 ½ miles.

Terms: 10% due the day of sale and Buyer will sign a real estate purchase agreement. The balance will be due on or before December 27, 2012. Real Estate taxes for 2012 are \$176.87. Seller will be responsible for 2012 taxes and any unpaid prior years taxes. The property is selling "as is" with no guarantees or warranties made by the Seller, Coldwell Banker Antrim-Piper Wenger, Inc or Thummel Real Estate & Auction, LLC, or Neustrom and Associates, attorney for the trust. Selling subject to Seller approval of the final bid at the auction.

Mineral/Water Interest: All interests owned by the Seller will pass with the land to the buyer.

Title Insurance and Escrow Fees: Title insurance will be used with the cost of title insurance and escrow fee split equally between the buyer and seller. Security First Title in Ellsworth will be the Title Company and Escrow Agent.

Possession: Upon Closing

All statements made the day of the auction take precedence over printed material. Coldwell Banker Antrim-Piper, Wenger Realtors with Chris Rost, Designated Seller Agent, Thummel Real Estate & Auction LLC Auctioneer is acting as a Seller Agent.



USDA United States Department of Agriculture
Farm Service Agency

September 27, 2012

PLSS: 14_16_8 **Ellsworth County, KS**
Farm: 4347
Tract: 10430 1:8,602



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-102 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



**ANTRIM-PIPER
WENGER, REALTORS**

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**Auction Conducted By:
Coldwell Banker Antrim-Piper Wenger, Realtors
Chris Rost, 785-493-2476
& Thummel Real Estate & Auction LLC, Auctioneer**

**Neustrom and Associates, Patrik W. Neustrom
Attorney for the Trust**

See Virtual Tour at www.kansasfarmandranch.com