

580+/- ACRES RUSSELL COUNTY, KS GRASSLAND PRIME DEVELOPMENT PROPERTY BORDERING WILSON LAKE

LAND ABSOLUTE AUCTION

THURSDAY, NOVEMBER 15, 2012 @ 10:30 AM, CST

SELLER: THELMA M. SUNDGREN TRUST

LAND LOCATION: From I-70 exit 206 at Wilson, Kansas, go 5.2 miles north to Shore Road, then 3 miles southwesterly to 203rd Blvd which is the SE corner of Tract 2. **SIGNS WILL BE POSTED!!**

MANNER OF SALE: This property will be offered as a "MULTI-PARCEL" auction in 2 individual tracts and in combination of tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on both tracts and combination of the tracts during the auction as determined by the auction company. Bids on both tracts and the total property may compete. 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 14, 2012, 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 take precedence over printed material and previously made oral statements.**

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

CLOSING: Date of closing will be on or before December 14, 2012.

POSSESSION: Date of closing.

REAL ESTATE TAXES: Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be prorated to the date of closing.

(2011 taxes: \$570.48)

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

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

AUCTION LOCATION:

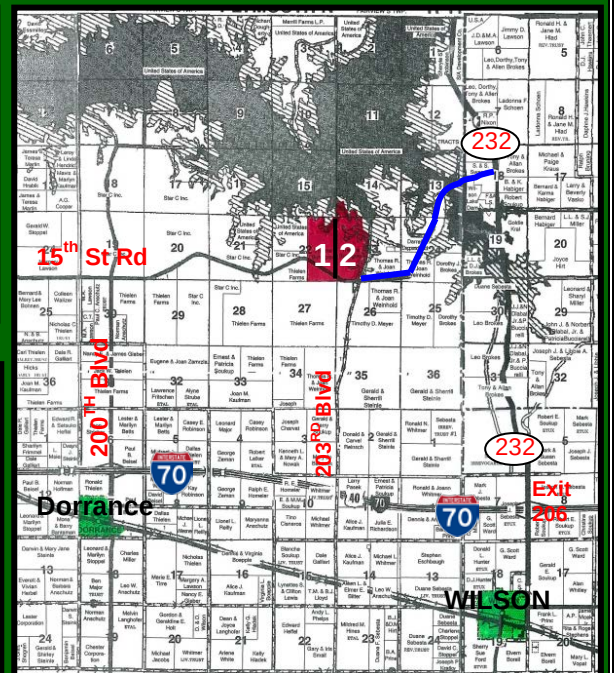
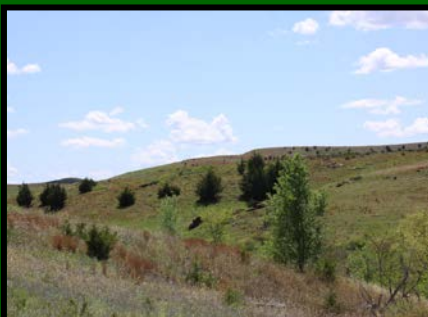
**Dole-Specter Conference Center,
just off I-70 exit 184 at Russell, Kansas**

LEGAL DESCRIPTIONS:

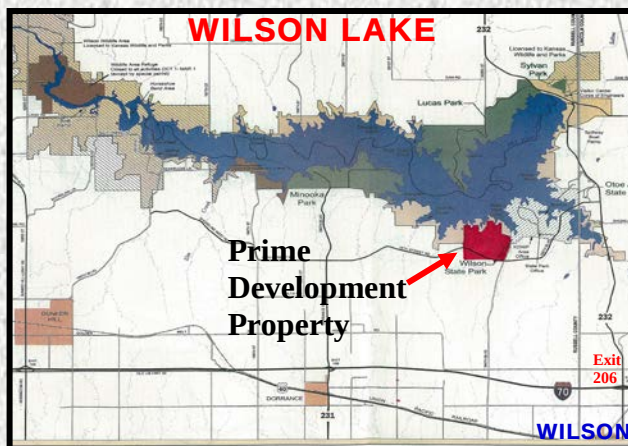
TRACT 1: 300 ACRES

TRACT 2: 280 ACRES

This land is located mostly in Sections 22-13-11 & 23-13-11



PRIME DEVELOPMENT PROPERTY BORDERING WILSON LAKE



Wilson Lake, noted as the clearest lake in Kansas, offers over 9,000 water surface acres and over 100 miles of beautiful shoreline making it one of the most scenic and better fishing areas in Kansas.

It is the leading recreational resource for many surrounding communities and is recognized for its boating, camping, fishing, hunting, swimming, hiking and bike trails. It is also noted for its premier striped bass and smallmouth bass fishing.

Wilson Lake area is a great place for weekend mountain biking. Build that perfect vacation retreat with fabulous scenic views.



INTERNET BIDDING AVAILABLE! Register by Nov. 7, 2012, to bid online! Call for details!

AUCTIONEER'S NOTE: This is SCENIC DEVELOPMENT LAND THAT OVERLOOKS WILSON LAKE from the south. This pasture offers views and location that are truly breathtaking!! The land is located midway between Salina and Hays, and is easily accessible from 15th Street Road. There are two windmills on the property and plenty of land above 1,582 elevation to build on. There is electricity to the southeast corner of the property.

This is excellent deer country. There is good fishing at the lake, along with the panoramic view of Wilson Lake from the high points of the property! **This is "MUST-SEE" PROPERTY!!**



Scotty Legere, Listing Agent - 785-650-9970

1420 W. 4th • Colby, KS 67701

TOLL FREE 1-800-247-7863

DONALD L. HAZLETT

BROKER/AUCTIONEER

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