

550+/- ACRES GEARY COUNTY LAND

AUCTION

PUBLIC

THURSDAY, FEBRUARY 26, 2009 • 7:00 P.M.

2323 NORTH JACKSON • JUNCTION CITY, KS

LOCATION OF PROPERTY: 12 MILES SOUTH OF I-70 ON HUMBOLDT CREEK ROAD. WATCH FOR SIGNS.

REAL ESTATE: 550+/- acres of Geary County Land along Humboldt Creek Road (The land will be sold in 3 Tracts)

Tract 1: 111+/- acres native grass, w/pond, average fences and access to paved road.

Tract 2: 100+/- acres native grass, w/pond, average fences (East of Edwards Road),

Tract 3: 332 Acres (211+/- grass, Bldg. Site & 121+/- acres of tillable Humboldt Creek bottom ground), 60x36 Hay Shed, 3500 Bu. Grain Bend, sorting pens and lots, rural water Meter. Hunters paradise with plenty of deer, turkey and other wildlife with Humboldt Creek running through the property.

LEGAL DESCRIPTION: Tracts in Sec. 7, Twp. 13, Rg.8, Sec. 12, Twp. 13, Rg. 7 and Sec. 18, Twp.13, Rg. 8, all in Geary County, Kansas.

TAXES: \$2,303.86 Taxes for 2008 and all prior years will be paid by the Sellers. 2009 Taxes will be the responsibility of the Buyer.

TERMS: Down payment the day of Auction as follows:
Tract 1: \$5,000, **Tract 2:** \$5,000, **Tract 3:** \$20,000
DOWN DAY OF SALE. Balance due when Merchantable Title and Warranty Deed are delivered. Closing and possession on or before March 26, 2009. All buyers inspections are to be done prior to the auction. Sale is not contingent on the buyer obtaining financing. Acreage amounts are based on county and FSA records and are deemed reliable, but are not guaranteed. Broker and Auctioneers are representing the Seller. For information contact Jay E. Brown, Broker and Auctioneer 785-223-7555. Escrow Fee will be divided equally between the Sellers and the Buyers.

ANNOUNCEMENTS & STATEMENTS made day of sale take precedence over all printed material.

FOR MORE INFORMATION contact Jay E. Brown, Broker & Auctioneer (785) 762-2266 or (785) 223-7555.



**GRANT L.
GLESSNER**

Not Responsible for Accidents

U.S. Land and Home

BROWN

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JAY E. BROWN

Broker/Auctioneer

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