

**August 18th, 2012**  
**Saturday**  
**10 AM**



# Land Auction

**Sedgwick County 60 Acres**

Auction held at:  
The Mt Hope Senior Center  
105 S Ohio St  
Mt Hope, KS 67108

**Tract 1:** All of Gov Lot 6 Exc N 411  
Ft W 515 Ft thereof & that part Gov  
Lot 7 Ly in SW 1/4 Sec 19-25-2W

**Method Of Auction:** Sold as one tract.

**Directions:** From Mt Hope, go 5 miles east on K-96 Hwy.  
Turn north onto N 215th St W and go approximately 3/4  
mile. From Maize, go 8.5 miles west on K-96. Turn north  
on N 215th St W and go approximately 3/4 mile.

**Terms:** 10% down payment day of auction. Balance due in  
certified funds on closing. Closing on or before  
September 18th, 2012. Sale is not contingent on financing.

**Minerals:** Seller's interest will pass to the buyer.

**Crop Share:** None - Ground is open.

**Possession:** At closing.

**Additional Terms:** Buyer and Seller will split the cost of  
title insurance and closing fee to Kansas Secured Title.

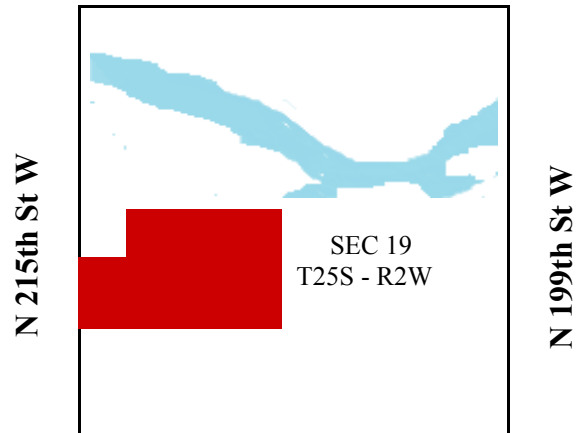
**No buyer's premium.**

**Soil:** See info pack.

**Improvements:** None.

**FSA:** All tilled. Not enrolled in any programs.

**Taxes:** General taxes of \$193.14 and specials of \$9.42.  
Taxes will be prorated to day of closing by closing agent.



93rd St N ↑

**Note:** Prime level farm ground in NW Sedgwick  
County. Water well on property. Permit has been  
dismissed but, plenty of appropriation left in area.  
Level, productive with minerals intact. Great oppor-  
tunity to develop irrigation.

**Prospective Bidders:** Property will sell "as is"  
and "where is" without any warranties or inspec-  
tions provided by Seller or Seller Agents. Selling  
subject to roadways and easements of record. All  
prospective bidders are urged to inspect the prop-  
erty to their satisfaction. All data deemed reliable  
but not guaranteed. Informational Packets are  
available by calling RESULTS REALTY, LLC or  
on-line at <http://ResultsRE.com>.

**Results Realty, LLC** is acting solely as Agent of  
Seller.

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**Thomas and Mary Ann Winter - Seller**

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Statements day of auction supersede all prior advertising and statements. Not responsible for accidents.

**Auction Conducted By**

**RESULTS**  
**REALTY, LLC**

21309 S Willison Rd, Haven, KS (620) 465-3499

Alan Howard / Broker / Auctioneer (620) 465-3499

Cameron Roth / Auctioneer (785) 917-0867

For information on this and other real estate, go to [www.ResultsRE.com](http://www.ResultsRE.com).

