

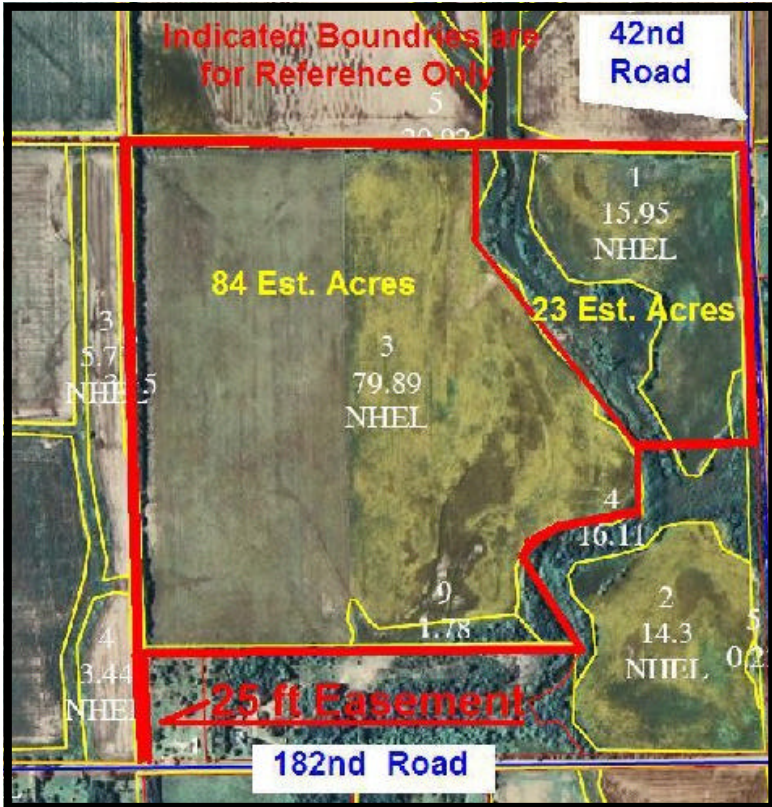
REAL ESTATE AUCTION

Saturday, February 6, 2010 - 10:00 A.M.

Land Location: Winfield, Kansas; West on
U.S. 160 3 miles to 41st Road then 1.5 miles South.

LEGAL: 107 Acres in SE/4 34-32-3

Auction Location: Dunamis Church; US 160 & 31st Road

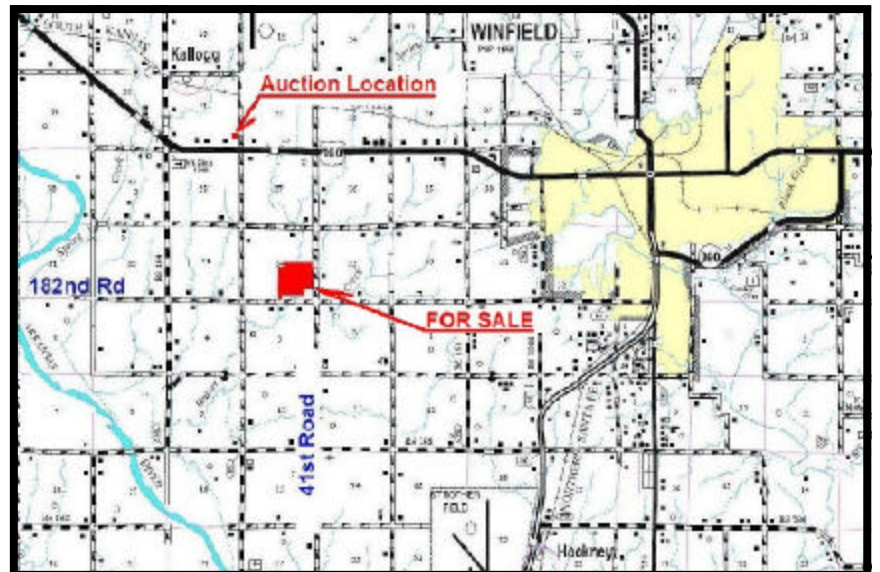


This land is located West of Winfield, Kansas in an area of productive, nearly level cropland. Spring fed Beaver Creek crosses the land near the east side. The mineral rights are intact and go to the buyer.

SALE #1: Estimated 23 Acres along the East side of the SE/4. This acreage includes 15 Acres of cropland and the balance is Beaver Creek, marsh and grassland. The exact acreage will be determined by survey if the land sells in two tracts and the price will be adjusted accordingly. There would be several good building sites. Abundant bird and game cover.

SALE #2: Estimated 84 Acres in the West side of the SE/4. There are 79.89 Acres terraced cropland and the balance is water-way and tree rows. This land is accessible by an easement at the Southwest corner of the SE/4. The exact acreage will be determined by survey if the land sells in two tracts and the price will be adjusted accordingly.

SALE #3: Combination of Sale #1 and Sale #2 - 107 Ac. Taxable. There will not be a survey if the land sells in one parcel.



TERMS: Earnest Money for Sale #1 - \$2,000
Earnest Money for Sale #2 - \$4,000
Earnest Money for Sale #3 - \$6,000

The earnest money will be deposited with Security First, Barbour Title. Closing with certified funds by March 2, 2010. at Security First, Barbour Title. Title and closing costs will be divided equally between Buyer and Seller. The Seller will pay the 2009 Real Estate Taxes and the Buyer will pay all of the 2010 Real Estate Taxes. The 2009 Real Estate Taxes are \$816.28.

POSSESSION: Possession to Buyer at closing of sale. Ken Rich is the former tenant and he would be interested in continuing to rent.

Mr. & Mrs. Eugene Wheeler, Sellers

**Darrell L. Webber, REALTOR,
Auctioneer - 620-229-3280**

WEBBER LAND COMPANY

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Real Estate & Auctions

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BULK RATE
U.S. Postage
PAID
Permit No. 182
Winfield, Kansas

STATEMENTS MADE SALE DAY TAKE PRECEDENCE OVER ANY PREVIOUS ADVERTISING

NOTICE: Webber Land Company is an agent for the Seller. All information is believed to be correct; however, no warranty is given by the auction firm or the seller. Each prospective purchaser is advised to satisfy themselves as to acreage, boundaries, allotments, easements, fences, rights of way, or any other information. The fence lines are not always on the exact legal description property lines. Fences shared with neighbors usually may not be moved without all parties agreeing. Only good title is warrantable. Announcements made the day of the sale take precedence. The final bid is subject to the approval of the sellers. Earnest money non-refundable.

