



AUCTION



WEDNESDAY, JANUARY 18, 2012 — 7:00 PM

Alma Senior Center, 244 E. 11th — ALMA, KANSAS

373 ACRES M/L RANGELAND/FARM GROUND

WABAUNSEE COUNTY, KANSAS

Five tracts in Sections 25 and 26 in Wabaunsee South Township, Wabaunsee Co., KS. Exact legals to appear on contracts & deeds.



TRACT 1: 152 acres m/l in the NE/4 of Sec. 26. Consists of 49 ac. m/l of brome & alfalfa, 81 ac. m/l native grass w/the remainder in lots and wooded area.

TRACT 2: Remodeled newer home on 9 ac. m/l including several barns and outbuildings. Home has very nice features including 5 bedrooms, 2.5 baths, partially finished basement, 3.4 ac. m/l horse pasture plus lot. **Beautiful home!**

TRACT 3: 135 acres m/l w/60 ac. m/l in alfalfa & brome. Remainder in native pasture and meadow. Watershed lake on this parcel.

TRACT 4: 77 acres m/l of native pasture w/access to McFarland Rd. on the NE corner of this property.

TRACT 5: Includes Tracts 1, 2, 3 & 4.

All tracts will have access on NW McFarland Frontage Rd.

This is an exceptional stock farm/ranch. Each tract has water on them w/fences being from new to average. Some hunting potential exists. This is a stockman's dream. DON'T MISS THIS OPPORTUNITY!

TERMS: 5% earnest money the day of the auction with the remainder at closing on or before February 21, 2012. Title insurance and escrow fees to be shared equally. The sale is not contingent on financing and all inspections should be conducted prior to the auction at bidder's expense. **Murray Auction and Realty is acting as an agent for the seller.** All information obtained from sources deemed to be reliable but not guaranteed. Statements made day of auction take precedence over printed material.

ELLY & THE LATE HAROLD NEFF, SELLERS

For more information or showing, contact:

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