

**March
13th, 2010
10 AM**

Land Auction

Reno County—95 +/- Acres Sylvania Area

Auction held at Sylvania Community Center

PROPERTY DESCRIPTION: 95 acres, 50.9 acres expired CRP, balance timber & water.

LEGAL DESCRIPTION: Long legal in SE 1/4 of 1-24-10W, call for info pack & full description.

FSA INFORMATION: See 156 form in information pack. Crop base 50.9.

METHOD OF AUCTION: This property will be sold as a single tract and not divided.

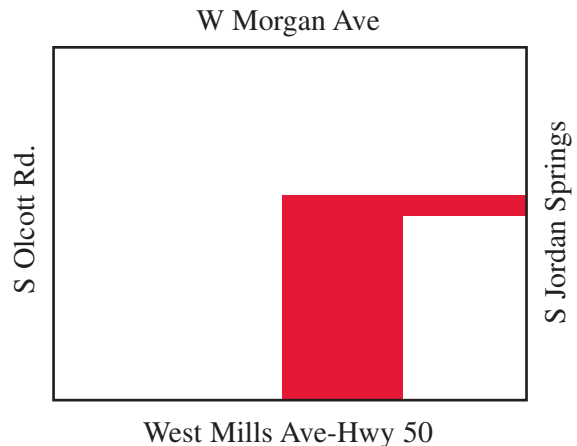
TERMS: 10% down payment day of Auction. Balance due in certified funds on closing. Closing date on or before April 13th, 2010.

POSSESSION: At closing.

TAXES: 2009 taxes \$213.15 & specials of \$4.75. To be prorated day of closing.

MINERAL RIGHTS: Sellers Mineral interest transfers to new owner.

ADDITIONAL TERMS: Buyer and Seller will split the cost of title insurance and closing fee to Reno County Abstract & Title.



PROSPECTIVE BIDDERS: Property will sell “as is” and “where is” without any warranties or inspections provided by Seller or Seller Agents. Selling subject to roadways and easements of record. All prospective bidders are urged to inspect the property to their satisfaction. Informational Packets are available by calling RESULTS REALTY, LLC.

RESULTS REALTY, LLC is acting solely as agent of Seller.

AUCTIONEER NOTE: Timber, water, deer, ducks, turkeys, tremendous hunting on this one of a kind property, come to buy.

Harry Manges - SELLER

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

Auction Conducted By

RESULTS AUCTION SERVICE, LLC
RESULTS REALTY, LLC

21309 S Willison Rd, Haven, Ks (620) 465-3499
Alan Howard, Broker - Auctioneer (620) 465-3499
John Huntington Auctioneer (620) 583-3007



For info on this and other real estate go to www.ResultsRE.com

RESULTS AUCTION SERVICE, LLC
RESULTS REALTY, LLC

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Permit # 112