

REAL ESTATE AUCTION

SATURDAY • DECEMBER 10 • 1:30 P.M.
CHASE COUNTY KANSAS

Auction Location: Saffordville Community Building.

From Emporia, 8 miles West on Highway 50 to ZZ Road and South to Building.

40 ACRES

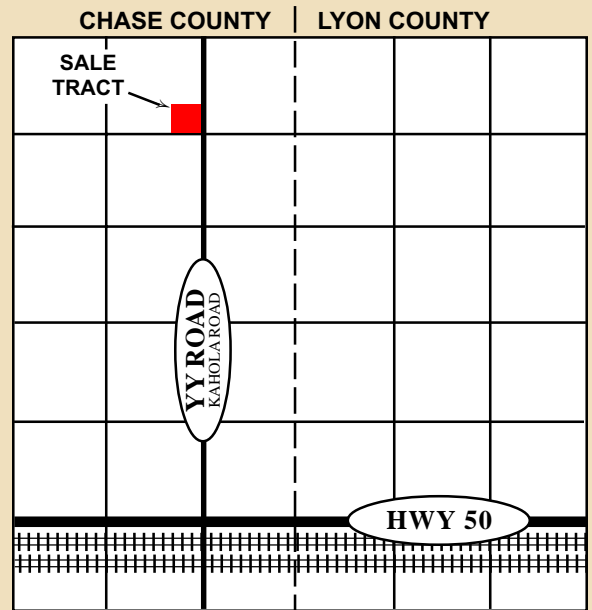


LOCATION OF LAND: From Emporia, West of Emporia, 7 miles on Highway 50 & North on YY Road 5 miles.

GENERAL DESCRIPTION: 25 acres of East Buckeye creek bottom cropland, balance pasture, creek and wildlife habitat.

LEGAL DESCRIPTION: The Southeast 1/4 of the Southeast 1/4 of Section 14, Township 18 South, Range 9 East of the 6th PM, Chase County, KS.

TAXES: 2011 taxes were \$250.50. Seller to pay 2011 taxes.



POSSESSION: At closing, subject to the rights of the agricultural tenant.

TERMS: \$5,000.00 as earnest money day of auction. Balance of purchase price at closing prior to December 30, 2011. Purchaser to pay 1/2 the cost of an owner's policy of title insurance.

NOTE: This is the first time this land has been offered for sale since 1950. Small acreage, Great hunting, good cropland, good investment!

NEFF FARMS, Seller

Photo's and info at: www.hancockauctionandrealstate.com



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