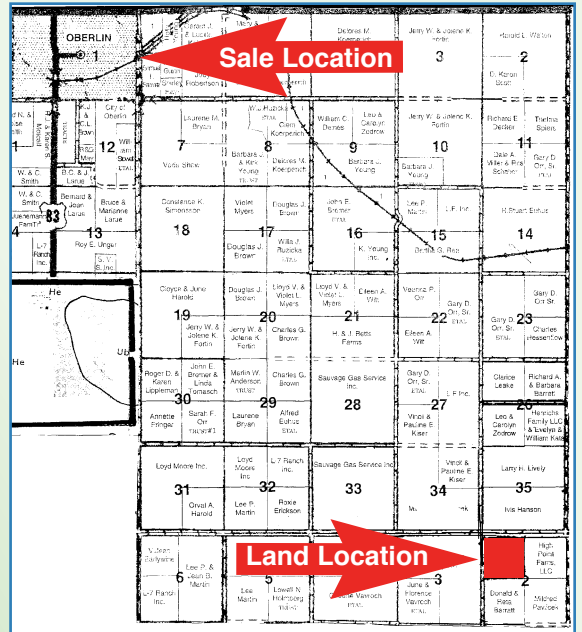


# Decatur County Land Auction

(160 +/- Acres)

Sat., October 22, 2011 - 10:00 a.m.

**Seller: Ivis Hanson**



**SALE LOCATION:** Oberlin American Legion, 114 S. Rodehaver Ave., Oberlin, KS.

**LAND LOCATION:** 6 miles East of intersection Highway 36 and Highway 83 (Oberlin) to Dresden road, then 6 miles South and 1/2 mile West.

**LEGAL DESCRIPTION:** The Northwest Quarter (NW1/4) of Section Two (2), Township Four (4) South, Range Twenty-eight (28), West of the 6th P.M., Decatur County, Kansas.

**POSSESSION:** March 1, 2012 on open land; after wheat harvest 2012 on planted wheat. Buyer receives 1/3 of 2012 wheat delivered to nearest elevator. Buyer pays 1/3 of fertilizer and spraying on 2012 wheat. Buyer pays 100% spraying and chemical on 2011 stubble.

**MINERALS:** Seller's interest going to the Buyer.

**TERMS:** 10% down day of sale, balance at closing with certified funds, on or before November 22, 2011.

**TAXES:** 2010 taxes - \$552.94. Seller will pay 2011 taxes based on 2010 and prior years. Buyer pays 2012 and subsequent years.

**FSA INFORMATION:**

Cropland acres – 154.51

Bases:	Yields:
Wheat - 69.7	36
Grain Sorghum - 22.7	49

**Announcements day of sale take precedence over printed material. Not responsible for accidents.**

**AGENCY:** Johnson Realty, Inc. and its Agents are representing the Seller and not representing the Buyer.

**AUCTIONEER'S NOTE:** This is a very productive Quarter Section that has been well-maintained. There is a set of older improvements that will be sold with the land.

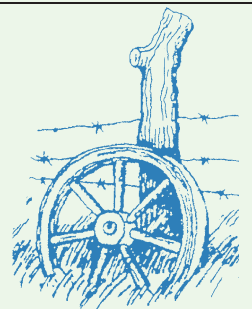


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## Johnson Realty, Inc.

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