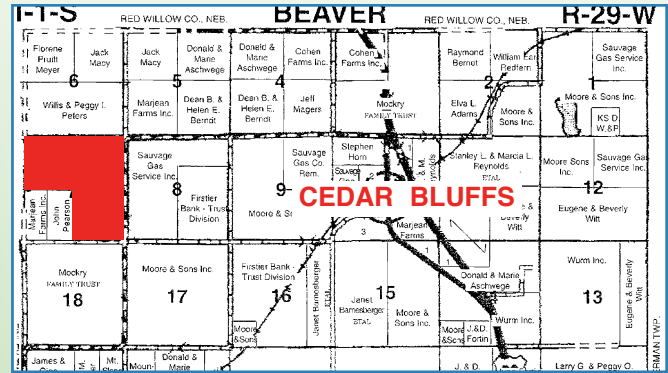


# Decatur County Land Auction

(480 +/- Acres)

Mon., March 8, 2010 - 10:30 a.m.

**Seller:**  
**Willis Peters**



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

**LAND LOCATION:** From Cedar Bluffs, Kansas, on Highway 83, go 1/2 mile north, then west 2½ miles.

**LEGAL DESCRIPTION:** The North One-half (N1/2) and the Southeast Quarter (SE1/4) all in Section Seven (7), Township One (1) South, Range Twenty-nine (29), West of the 6th P.M., Decatur County, Kansas. Selling in one tract.

**POSSESSION:** Day of closing.

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

**TERMS:** 10% down day of sale, balance at closing with certified funds on or before April 8, 2010.

**TAXES:** Seller pays 2009 and prior years and Buyer pays 2010 taxes and subsequent years. 2009 taxes were \$736.22.

**FSA Information:**

Cropland acres – 239.72 Grassland acres – 270.97

Bases: Yields:

Wheat - 132.2 35

Grain Sorghum - 96.9 51

25 Acres of planted wheat; the stubble has been sprayed with Roundup, all going to the Buyer.

**PASTURE:** New 4-wire fence all around the pasture; two new tanks and watered with a windmill. It also has a new well that has never been hooked up. REA is close by.

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

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

**AUCTIONEER'S NOTE:** This is excellent crop land and grassland, located on a good road. This tract of land has been well-cared for and would add to any operation.



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# Johnson Realty, Inc.

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