

50 acres of Osage  
County Land  
Tract #1

# Real Estate Auction

Joe Biggs & Associates, Inc  
www.joebigg sandassociates.com

99 acres of Coffey  
County Land  
Tract #2

**LEGAL DESCRIPTION:** Tract #1: A tract of land in the S1/2 of the SE1/4 of Section 27, Township 18 South, Range 16, Osage County, Kansas less acres taken for road purposes and 10 acres more or less taken for house with outbuildings. Exact legal to be determined by land survey. 50 acres m/l. (2008 taxes are \$511.70 which includes additional land.)

Tract #2: The N1/2 of the NW1/4 and the N1/2 of the NE1/4 of Section 11, Township 19 South, Range 16, Coffey County, Kansas less described tracts for land and highways. 99 acres m/l. Very long legal description. (2009 taxes are \$443.14)

**LOCATION OF THE PROPERTY:** Tract #1: 4 miles north of Waverly on Highway 31 to E. 341<sup>st</sup> St. turn left (west) and go to intersection of 341<sup>st</sup> and Croco Rd. Property is on the north side on the road.

Tract #2: From the intersection of Old Highway 50 and 31 Highway from Waverly, Kansas go north for 1 mile. The property is on the south-west corner. Watch for signs.

**TYPE OF PROPERTY:** Tract #1 is all grass and Tract #2 is cropland with good road access.

**TERMS:** Seller requires 20% earnest money payable on the day of the sale with the balance due in full at the time of closing—approximately 30 days.

**CONDITIONS:** This sale is subject to all easements, restrictions, covenants, leases, and zoning regulations of record.

**MERCHANTABLE TITLE:** The Seller agrees to furnish a Title Insurance Policy for the amount of the purchase price with the cost split equally between the Buyers and the Sellers.

**POSSESSION:** The Buyer will receive full possession of the property at the time of closing.

**MINERALS:** All of the Seller's mineral interests transfer with the Real Estate at the time of closing.

**TAXES:** The Seller will pay the 2009 taxes. There will be no pro-ration of taxes.

To obtain more information or make arrangements to view the property, please call the Selling Agent at the listed phone number. All announcements the date of the sale takes precedence over all previous printed material or advertising. Joe Biggs and Associates, Inc. is the agent for the Seller in this transaction and does not represent the Buyer. All information is obtained from sources deemed to be reliable but are not guaranteed by the Seller or the Selling Agent. This sale is not subject to the Buyer obtaining financing. All financial arrangements should be made prior to the sale. The Sellers and the Selling Agent are not responsible in case of accidents.

**AUCTIONEER'S REMARKS:** This sale is an opportunity to buy two tracts of land. One tract is all grass and the other tract has nice location and road access. COME TO THIS SALE PREPARED TO BUY—WE APPRECIATE YOU BEING THERE.

## SELLER:

Marion E. White and Dudley R. White  
Selling Agent:  
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