

# PUBLIC AUCTION

444 Acres of Wilson County KS land will be offered at Public Auction to be held at the High Prairie Church @ Jct. of 1800 Rd & 75 Hwy. From Chanute KS West on 21st to 75 Hwy, then 2 miles South on 75 Hwy or from Jct. of 47 Hwy & 75 Hwy at Altoona KS, then North on 75 Hwy 7 Miles on:

**Saturday, March 27, 2010 at 1:00 PM**

Tracts are located approx 8 miles West of Chanute KS on 21 Street (2000 Road) then South ½ mile on Scott Road to the first tract, tracts lay in order to the South along Scott Road (watch for signs) or from Altoona KS – 7 miles North on 75 Hwy to 1800 Road then 1 mile East on 1800 Road to Scott Road.

Tract 1: SW1/4 Sec 35 T27S R16E, less ROW, 155.7 Acres MOL.  
This Tract is good pastureland w/pond water and average to good fences  
RE Taxes = \$177.58

Tract 2: SE1/4 SE1/4 Sec 34 T27S R16E, 39 Acres MOL  
This Tract has 32.27 Acres of Class II Cropland  
RE Taxes = \$187.98

Tract 3: NE1/4 Sec 3 T28S R16E, less 10 Acres MOL, Homestead  
146.6 Acres MOL. This Tract has approx 116 Acres of pastureland w/approx 30.6 Acres of cropland. It has average to good fences & pond water. RE Taxes = \$435.60

Tract 4: E1/2 SE1/4 Sec 3 T28S R16E, 77 Acres MOL.  
This Tract has approx 24.8 Acres in cropland with 52.8 Acres in pastureland. It has pond water and average to good fences.  
RE Taxes = \$88.28

Tract 5: 26 Acre Tract in N1/2 NW1/4 of Sec 2 T28S R16E  
This Tract is 9.3 Acres native meadow, grassland & timber – Rural Water is available.  
RE Taxes = \$32.96

Tract 6:  
444.3 Acres, Combination of Tracts 1,2,3,4 & 5

Mineral rights sell with surface rights, subject to current oil & gas lease. Sellers 16.25% royalty transfers with the surface rights. Rural Water is available.

Terms: \$5,000 earnest deposit the day of sale, with signing of purchase agreement. Balance of funds due within 30 days at closing. Buyer & Seller will split closing agent fee and cost of owners policy of title insurance. Property does not sell subject to financing or rights of recession – Buyers are responsible for their own financing. Property sell “as is”, subject to rights of ways & easements of record. Property sells subject to sellers reserve.

Possession: Buyers will receive possession upon closing.

Larry Marshall Auction & Realty is an agent for the seller only – for details call Larry Marshall at 620-378-4356 – Fredonia, KS

OWNERS: CAMPBELL FAMILY HEIRS