



**REAL ESTATE**  
**AUCTION**  
**THURSDAY, SEPTEMBER 9 - 7:00 PM**  
**1739 OLD HWY 50 NE - WAVERLY, KS**



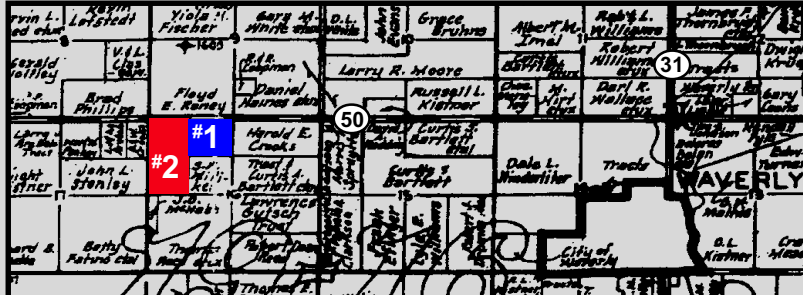
**Auction held at New Strawn Community Building, 319 West Getz, New Strawn, KS**

**TRACT #1 - 34 ACRES** m/l

This tract consists of 30-32 acres of grass with the remainder in trees in the northeast corner. A newer cased well and telephone service are already installed.

**TRACT #2 - 79 ACRES** m/l

This tract consists of 70-75 acres of grass with the remainder having a pond, timber and draws.



The water line for Rural Water District #4 runs along Old Hwy 50 on the north side of Highway. Meters are currently available.

**LEGAL DESCRIPTION- TRACT #1** - A tract of land located in the North Half (N 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), in Township Nineteen (19) South, Range Sixteen (16), East of the Sixth Principal Meridian, described as follows: Beginning at the Northeast Corner of the said Northwest Quarter (NW 1/4) of said Section Sixteen (16), thence on an assumed bearing of North 90 00'00" West a distance of 1,316 feet; thence South 0 36'45" West 1,148.8 feet; thence South 89 27'45" East 1,314.9 feet; thence North 0 39'47" East 1,161.15 feet to the point of beginning. Said latter tract contains 34.88 acres, more or less, and all are subject to all easements and restrictions of record.

**LEGAL DESCRIPTION- TRACT #2** - The West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section Sixteen (16), in Township Nineteen (19) South, of Range Sixteen (16), East of the Sixth Principal Meridian.

**TERMS:** Sellers require 10% earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before October 9, 2010.

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

**MERCHANTABLE TITLE:** Sellers will provide an owner's title insurance policy with the cost to be split 50-50 between Sellers and Buyers.

**TAXES:** 2009 real estate taxes are \$308.62. This tax amount is for the entire acreage, thus, a divided amount of these taxes will be determined after sale date. 2010 real estate taxes will be prorated to the date of closing based on the 2009 tax amount.

**POSSESSION:** Buyer will receive full possession the day of closing.

**MINERALS:** All Sellers' mineral rights transfer with the real estate at the time of closing.

**BUYER'S AGENT:** Tri County Real Estate will offer 3% commission to any agent that represents the buyer on sale date and registers with Victor or Carmen at least 24 hours prior to sale date.

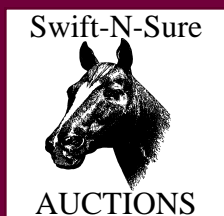
**AUCTIONEERS REMARKS:** If you are looking for a building site with good access to a main paved road and a few acres for livestock Tract #1 is for you! Tract #2 has a few more acres, but has some trees and draws for the wildlife person to locate his dream home on and have plenty of grass for livestock.

*Pat Wallace, Seller*

**COME TO THE AUCTION! YOU ARE IMPORTANT TO US!**

All announcements the day of sale take precedence over all advertisements and printed information. Sellers reserve the right to reject any and all bids. Tri County Real Estate and its agents represent the sellers and do not represent the buyers. All information is obtained from sources deemed to be reliable but are not guaranteed by the Sellers or Sellers' Agents. This sale is not subject to the buyer obtaining financing. All financial arrangements must be made prior to sale date. Sellers and Sellers' Agents are not responsible in case of accidents.

Tri County Real Estate • Victor Edelman, Auctioneer-Agent 620-366-0339 • Carmen Y. Mackey, Broker-Owner 620-341-0838



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