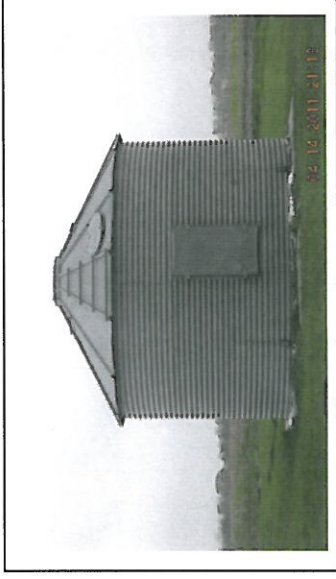
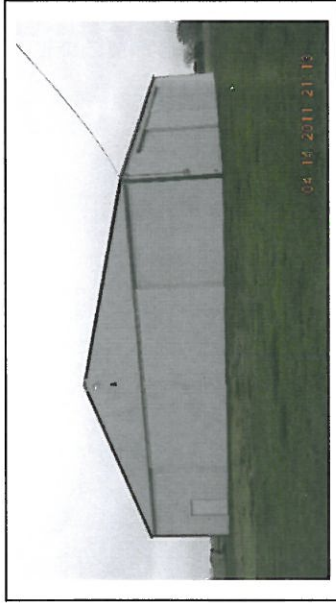


# AUCTION

Saturday, June 11, 2011 10:00 A.M.

Ralph E. Smith Estate

**AUCTION LOCATION:** 2 mile West, 1 mile South of Colony, Kansas, then ½ mile West on 200 Road Anderson County, Kansas



**PROPERTY DESCRIPTION:** Containing 158.84 Acres more or less with 49.78 acres tillable primarily Woodson Silt Loam Soil, 19.11 Acres Building Site and Hay Ground, 89.95 Acres of Native grass which is Pasture with water supplied by Martin Creek. The Metal Building is 60' x 54' x 14' high with concrete floor and Electricity. It has 1 Walk in door, 1 opening 13.6' x 27' and 1 opening 12.8' x 20', 1-1350 Bushel Grain Bin, Excellent Building site. There is a rural water district easement on the North side of the property (RWD#5). All Rights owned will be transferred to Buyer.

**LEGAL DESCRIPTION:** The Northwest Quarter (NW/4) Section 15, Township 23 South, Range 18 East of the 6 P.M. Anderson County, Kansas.

**2010 TAXES:** \$812.42

**TERMS:** Sell to highest bidder for cash, subject to Seller reserving the right to reject any and all bids. Sale is also subject to confirmation by the District Court of Allen County, Kansas. 10% of the purchase price bid accepted by Seller payable the date of the sale with balance to be paid at closing. Closing within 10 days after approval of title. Title insurance will be furnished showing marketable title of record, subject only to easements, restrictions, rights of way and zoning laws. Taxes for 2011 will be prorated as of date of closing. Possession on closing of all land except for tillable land, for which possession will be given upon harvest of crop. Purchaser will receive landlord's one-third share of crop. Announcements made the day of the Sale have precedence over printed advertisement. For Viewing or information Concerning Real Estate Contact Jack Franklin at 620-365-3178 or 620-365-0418. *Personal Property Sells Following Real Estate by Griffin Auction Service.* Concessions and Port a Pot will be on Site.

Real Estate Auction By Allen County Realty, inc. and Allen County Auction Service Located at 513 North State (P.O. Box 513) Iola, Kansas 66749. John F. Brocker Broker and Jack Franklin Sales Agent Office Phone is 620-365-3178.

[SEE Website allencountyauktion.com for Pictures](http://www.allencountyauktion.com)