

Real Estate Auction  
**Saturday, November 8, 2008 10:00 a.m.**  
Location – Mutual Telephone Company Conference Room  
365 Main Street, Little River, KS

# 360 acres Rice County Land

## Nelson Family Heirs

### #1 - Tract 1 (200 acres)

- **Legal Description** - The Southeast Quarter (SE/4) and the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Eleven (11), Township Nineteen (19), Range Six (6) West of the 6<sup>th</sup> P.M., Rice County, Kansas, including mineral rights.



### #2 – Tract 2 (160 acres)

- **Legal Description** – The Northeast Quarter (NE/4) of Section Fourteen (14), Township Nineteen (19) South, Range Six (6) West of the 6<sup>th</sup> P.M., Rice County, Kansas, excluding mineral rights.

### #3 – Mineral Rights to Tract 2

- All mineral rights on Tract 2. Owners are presently receiving one-eighth (1/8) owners' royalty of three (3) oil wells producing approximately two (2) barrels per day.

### **TERMS OF SALE:**

- \$5000.00 as earnest money per tract on day of auction with balance due upon closing.
- Possession will be at closing subject to rights of tenant.
- Seller will provide title insurance with the cost being shared equally by Buyer and Seller.
- Closing cost will be split equally by Buyer and Seller.
- 2008 property taxes will be prorated to closing.
- Buyer will receive 1/3 share of planted wheat and pay owners' share of the fertilizer.
- Sale is not contingent on Buyer obtaining financing. Buyer needs to have financing in place at time of Auction.

### **General Information:**

- All property is in an area being considered for Wind Farm development.
- Tract 1 would make an excellent home site and is within the progressive USD 444 (Little River-Windom) School District. Rural water is within one-half mile of tract.
- The pasture area offers the potential for good deer and turkey hunting.

*Announcements made on day of Auction take precedence over printed matter.*

### **Oswalt Auction & Realty**

Bill Oswalt

620-897-6354 Office 620-897-7500 Cell

E-mail - [oswaltauction@lrmutual.com](mailto:oswaltauction@lrmutual.com)

Website - [oswaltauction.com](http://oswaltauction.com)