

# AUCTION

**Sunday, August 31, 2008 at 12:00 Noon**  
**6343 NW Arn Road - Rossville, Kansas**  
**2½ Miles West of Rossville, KS on Hwy 24**

**REAL ESTATE (SELLS APPROXIMATELY 1:00PM)**

**APPROXIMATELY 355 ACRES IN SHAWNEE & JACKSON COUNTIES**

**TRACT I:** NE ¼ Section 27, Township 9 South, Range 13 East, Jackson County Kansas. Approximately 160 Acres located approximately one mile East of Delia, Kansas. This farm has approximately 36 Acres of cropland; balance is pasture, hay meadow and creek. Located on a good road this property has many possibilities including recreation and building along with being a well balanced farm.

**TRACT II:** Tract in the NW ¼ of Section 8, Township 10 South, Range 13 East, Shawnee County Kansas. Approximately 157 Acres located approximately 2 ½ miles West of Rossville, Kansas on Hwy 24 then North on Arn Road approximately 2 ½ miles. This farm has 59 Acres in CRP at \$50.00 per Acre through 2011, the balance of this farm are pasture, grass & timber. Roads on North & West sides of this property. Good clean farm.

**TRACT III:** Home and approximately 3 Acres located in E ½ SE ¼ Section 19, Township 10 South, Range 13 Shawnee County Kansas located approximately 2 ½ miles West of Rossville, Kansas on Hwy 24 to Arn Road. This home has 3-4 bedrooms, living room, family room, kitchen, piano room, 1 ½ baths, full unfinished basement and attached single garage. There is a detached garage with workshop, large machine shed and storage building on the property. This home was built in 1961. All inspections including lead base paint inspection to be completed at Buyer's expense if requested. This tract will be offered individually and in combination with Tract IV.

**TRACT IV:** Approximately 34 Acres located in E ½ SE ¼ Section 19, Township 10 South, Range 13 Shawnee County Kansas. Choice Kaw Valley River bottom land. This ground is located adjacent to Tract III and will be offered individually then in combination with Tract III.

**TRACT V:** Combination of Tracts III & IV.

**TERMS:** Buyer to pay 10% down day of Auction with balance due on or before September 30, 2008. Cost of Title Insurance to be divided equally between Buyer & Seller. Taxes prorated to closing, possession upon closing subject to Tenant's Rights. STATEMENTS MADE DAY OF AUCTION TAKES PRECEDENCE OVER ANY OTHER INFORMATION. OPEN HOUSE ON HOME Friday, August 15 and Tuesday, August 19 from 6-8PM or by contacting Vern Gannon Broker/Auctioneer 785-539-2316, 785-770-0066 or Gannon Real Estate and Auctions 785-537-9003.

**TRACTORS, MACHINERY, SHOP & HOUSEHOLD:** IH 1256 tractor with cab, 3pt, duals, PTO, 20.8X38 tires; IH 715D combine with pick-up reel; IH 430 combine with IH 744 corn head(not running); IH 950 6-row Cyclo air planter with pump & 3 drums; 2 IH 6-row cultivators 183 danish tine; IH 4-row cultivator 133 danish tine; IH 37 tandem disk; Kraus field cultivator; JD 230 22' disk; JD 900 7-shank ripper; WM 10 wheel rake; IH352 springtooth harrow(repair); Travelong 18'X7' stock trailer; IH 420 square baler; JD 4-bottom plow; JD 1010 18' cultivator; Hesston 1090 swather (needs work); 3pt blade; Speed King springtooth(needs work); Gram Hoeme chisel; Kraus disk for parts; older sprayer; 3 chain saws; 2 fuel tanks & stands; backpack sprayer; push lawn mower; 225 Lincoln welder; furnace; scrap machinery; iron pile; tools; parts; miscellaneous. 1995 Chevy Astro van; Round Oak Rock Island #503 wood heating stove; Hotpoint refrigerator; Maytag HD washer; Hotpoint dryer; couch; 2 parlor chairs; living room chairs; black hutch with mirror; white metal cabinet; bar stools; 17" TV; bumper pool table & accessories; round Oak lamp table; antique metal bed; swivel desk chair; card table & chairs; folding chairs; lamp stands; white oval kitchen table; fans; blankets; pictures; household items.

## ROBERT HARDEN ESTATE TRUST



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