

COUNTRY HOME & FARMLAND IN NORTHEAST KANSAS

FOR SALE & FOR AUCTION

CROUCH FARMS LLC



FOR SALE

NW 1/4 4-5-18 Atchison County Kansas
12651 Douglas Road,
Everest, Kansas

Directions: 1 mile south of US Hwy 73 & K 20 on old US Hwy 73. Located approximately 20-25 miles from Atchison, Hiawatha & 50-60 miles from Topeka, St. Joe, & Kansas City.



Description: 1½ Story Country Home constructed in 1994. The main level has a covered front porch, entry with oak staircase, open living room/dining room/kitchen, half bath, laundry, master bedroom, master bath & wood deck. The upper level has 2 bedrooms + a room & full bath. There is a full unfinished basement with rough in plumbing. Refrigerator, Range, Washer & Dryer included. New heat pump installed in 2009. Approximately 2700 sf of living area & 1500 sf of basement. RWD & Well.

OPEN HOUSE SUNDAY, OCTOBER 25, 1:30 to 3:30 p.m.

Any other inspections by appointment, call John Bowman 785 548-7399.

There are 97 certified crop acres m/l + 4 acres of waterways m/l.

Terms of Sale: There are several options to purchase this property.

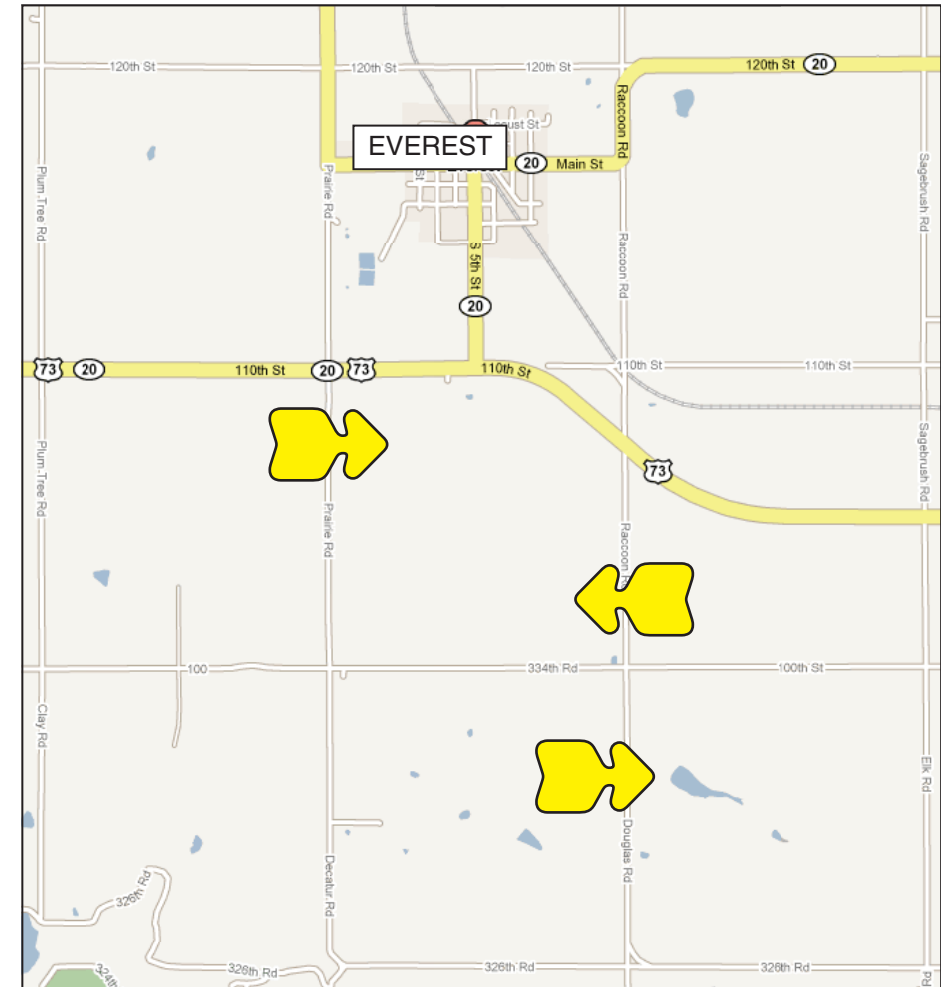
- House + 1 to 160 acres.
- 55 acres m/l of fenced pasture & pond, barns & sheds.
- 97 certified crop acres m/l & 4 acres waterways m/l.

All offers will be considered and are subject to the approval of the seller.

AUCTION

Saturday, December 5 — 9:30 a.m.

Location to be determined.



NW 1/4 & N 610' of NE 1/4 32-4-18 less R/W Brown County KS
(located on US Hwy 74 south of Everest)

170 CROP ACRES M/L

7 acres waterways m/l + 3 grain bins with drying floors & fans
(possession of grain bins is will be after grain is removed on or before March 31st 2010)
(1 acre m/l home & site is flagged will be surveyed & is not included in this tract)
Access from US Hwy 73 will be a shared driveway between homesite & farmland.



SE 1/4 32-4-18 less R/W Brown County Kansas
(about a 1/4 mile south of US Hwy 73 on Raccoon Road)

143 CROP ACRES M/L

6 acres waterways m/l • 11 acres grass, building site (old barn)



COUNTRY HOME & 76 ACRES FOR SALE

1722 Friendship Road east of Sparks in Doniphan County KS

1½ Story Home constructed in 1991, 2600 sf living area, basement 1400 sf part finished, attached garage, covered front porch & wood deck at the rear. Awesome landscaping & secluded location, conveniently located near old/new US Hwy 36/K7 in northeast KS, approximately 20-25 miles from St. Joseph, Atchison & Hiawatha. 76 acres includes about 40 acres of pasture, a few acres of cropland, balance is trees. There is a 44 x 48 metal building.

Inspections by appointment, call John Bowman 785 548-7399.

Listing Price \$450,000. All offers will be considered.

Terms of Auction: 10% down day of auction, balance upon closing on before January 5th, 2010. Possession upon closing (except grain bins which will be after grain is removed on or before March 31st). 2009 taxes paid by seller. Sale subject to owner's approval.

Booklets with additional information, photos & maps will be available at the local banks or call John Bowman 785 548-7399. Information will be posted to our website www.bowmanauction.com, or you can email us at bowmans@rainbowtel.net.

SELLER: CROUCH FARMS LLC

BOWMAN AUCTION & REALTY

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JOHN BOWMAN

SHERRY BOWMAN

AUCTIONEER - R.E. BROKER - CERTIFIED APPRAISER

CERTIFIED GENERAL R.E. APPRAISER