

# 161 Acres of Graham County, KS Pastureland

Selling for Rex Keiswetter

**Saturday, August 19th, 2025 ~ 10:00 a.m.**

**Be Sure to Check  
Our Website for  
More Info & Pictures**

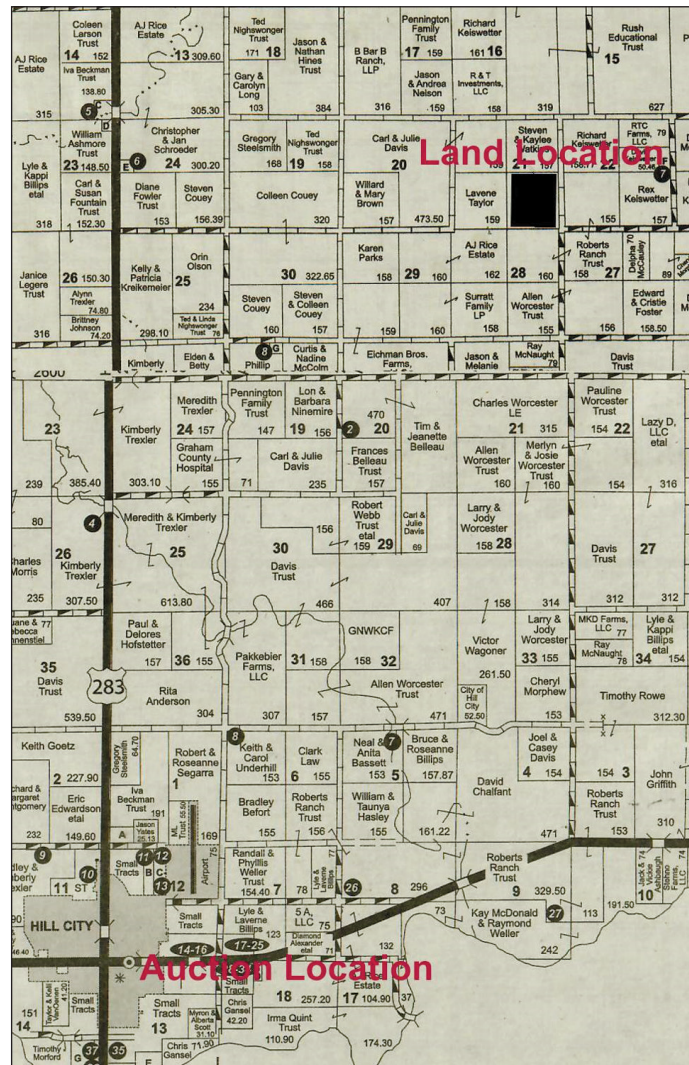
**Auction Location: Graham County Fair Grounds, Hill City, KS  
1 Mile South of Stop Lights on 24 & 283 Jct.**

**Come Early for Refreshments and to Register for Bid Number  
Live Online Bidding Available at [www.hamitauction.com](http://www.hamitauction.com)**



**Land Location: From Hill City, KS & Hwy Jct 24/283**

**4 Miles East on Hwy 24 Road then North 9 Miles to the Southeast Corner ( Intersection of 310 & AA Roads )**



**LEGAL DESCRIPTION:** The Southeast Quarter of Section Twenty-One (21), Township Six (6) South, Range Twenty-two (22) West of the 6th PM

**GENERAL DESCRIPTION:** This property is all grass with 91.92 acres being expired CRP. The balance is native grass. There is excellent and abundant well water and very good fences on 3 sides. The expired CRP acres still carry the following crop bases.

**FSA INFORMATION:** Wheat Base: 39.50 acres with a 37 bu. PLC Yield – Grain Sorghum Base: 14.30 acres with a 39 PLC Yield and a Barley Base of 9.90 acres with a 48 bu. PLC yield.

**MINERALS:** - Seller will reserve one-half (1/2) of the minerals for 20 years or for as long as it continues to produce and will convey one-half (1/2) of the minerals to the purchaser. There is currently a producing oil well on said property that produced 310 bbls of oil in 2024

**TAXES:** Seller will pay all the 2024 and prior years taxes. 2025 taxes and subsequent years will be the responsibility of the purchaser. 2024 Taxes were \$441.04

**POSSESSION:** Possession will be immediately upon closing.

**TITLE INSURANCE:** Title insurance shall be used issued by Coast-to-Coast Title Company Inc. to prove clear & merchantable title with the Buyer & Seller sharing equally the owner's policy expense and closing agents' fee. The mortgage policy, if required, will be the expense of the buyer.

**TERMS:** Ten Percent (10%) down day of sale balance due upon closing. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.



**Announcements:** Property information provided was obtained from sources deemed reliable, although the Auctioneer(s) or Seller(s) make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made on auction day by the auctioneer will take precedence over any previous printed material or oral statements.

**SELLING FOR  
REX KEISWETTER**

**Hamit Land & Auction, Inc.**  
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Auctioneer  
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