SOUTHWESTERN GRAHAM COUNTY, KS CROPLAND FOR SALE AT

Eileen & Lloyd Dreiling

Selling for Adolph Pfeifer B. Ellega & Llevel Dreiling Tuesday, March 6, 2018 SIGNS 10:00 A.M.

Come Early for Refreshments and To Register

AUCTION LOCATION:

Western Cooperative Elec. Conference Room For more info go to 635 S 13th St., WaKeeney, Ks www.hamitauction.com

LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Five (5), Township Ten (10) South, Range Twenty-five (25) West of the 6th P.M., Graham County, Kansas being 160 acres more or less.

LAND LOCATION:

From St. Peter, Kansas go 1 Mile North on 140th Ave to F Rd and go 2 ½ Miles West to the Southeast Corner of the Property.

WATCH FOR SIGNS!

FSA & GROWING CROP INFORMATION: This tract of land has 157.58 of cropland and the bases are: Wheat Base 39.33 acres W/PLC Yield of 46 Bu. -Grain Sorghum Base 33.62 acres W/PLC Yield of 51 Bu. and Corn Base 5.85 acres W/PLC Yield of 105 Bu. - This property is currently under a cash lease agreement and all cultivated acres are planted to wheat and is the property of the tenant. Purchaser will not receive any cash rent but Seller's will pay ½ the

2018 taxes based on the 2017 rate at time of closing.



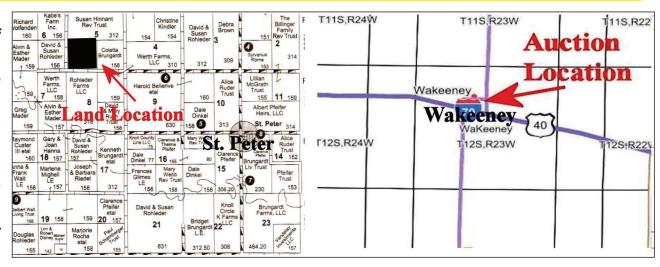
Possession will be August 1, 2018 or immediately following the 2018 wheat harvest, whichever comes first. Sellers shall pay all the 2017 taxes and prior years' taxes, if any, and one-half (1/2) 2018 taxes based on the 2017 rate. 2017 Taxes were \$1,456.64

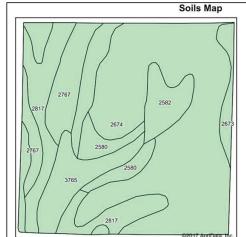
MINERALS: Sellers shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

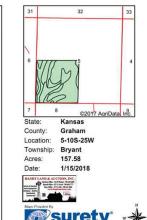
TERMS. TITLE INSURANCE AND CLOSING: Ten Percent (10%) down day of the sale; balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required, will be the expense of the buyer. Closing shall be on or before April 6th, 2018.

CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Announcements made day of sale shall take precedence over printed material. 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.

	Land & Auct Stockton Office -	tion, Inc.
Don Hamit - Broker		
Auctioneer	Russell Office -	785-483-7777
Cell 785-425-8123	Hays Office -	
Farm & Ranches	www.hamitai	nction com
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Area	Symbol: KS065	5. Soil	Area Ver	rsion: 1	7									
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Alfalfa hay Irrigated	Corn	Grain sorghum	Smooth bromegrass	Winter wheat	NCCPI Overall	NCCPI Com and Soybeans	NCCPI Small Grains
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	77.63	49.3%	lle	lle	3468						73	51	49
2817	Uly silt loam, 3 to 6 percent slopes	28.32	18.0%	Ille	Ille	3455			2		1	74	50	44
3765	Humbarger loam, channeled	16.09	10.2%	Vw		4450						44	28	14
2767	Penden-Uly complex, 7 to 20 percent slopes	14.64	9.3%	Vle	Vie	3105						62	42	32
2582	Coly silt loam, 6 to 20 percent slopes	8.32	5.3%	IVe	IVe	2600	4	30	20	2	18	60	39	33
2580	Coly silt loam, 3 to 6 percent slopes	8.27	5.2%	Ille	Ille	2645			2		1	70	50	39
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	4.31	2.7%	llc	llc	3470						74	51	49
Weighted Average				3443.2	0.2	1.6	1.5	0.1	1.2	68.4	46.9	41.6		





SELLING FOR: Adolph Pfeifer and Eileen & Lloyd Dreiling





For more information and photos go to: www.hamitauction.com