

# SOUTHWESTERN GRAHAM COUNTY, KS CROPLAND FOR SALE AT PUBLIC AUCTION

**Selling for Adolph Pfeifer  
& Eileen & Lloyd Dreiling**

**Tuesday, March 6, 2018  
10:00 A.M.**



Come Early for  
Refreshments  
and To Register

## AUCTION LOCATION:

**Western Cooperative Elec. Conference Room  
635 S 13th St., WaKeeney, Ks**

For more info go to  
[www.hamitauction.com](http://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 & TAXES:

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.

**Hamit Land & Auction, Inc.**  
Don Hamit - Broker  
Auctioneer  
Cell 785-425-8123

Stockton Office - 785-425-6585  
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# Soils Map

Soils data provided by USDA and NRCS.

State: **Kansas**  
 County: **Graham**  
 Location: **5-10S-25W**  
 Township: **Bryant**  
 Acres: **157.58**  
 Date: **1/15/2018**

Maps Provided By

**surety**  
 www.suretyinc.com

## Area Symbol: KS065 Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Alfalfa hay irrigated	Corn	Grain sorghum	Smooth bromegrass	Winter wheat	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
2574	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	77.63	49.3%	IIIe	IIIe	3468						73	51	49
2817	Uly silt loam, 3 to 6 percent slopes	28.32	18.0%	IIIe	IIIe	3455			2		1	74	50	44
3785	Humbuger loam, channelled	16.09	10.2%	Vw		4450						44	28	14
2787	Pender-Uly complex, 7 to 20 percent slopes	14.64	9.3%	VIe	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%	IIIe	IIIe	2645			2		1	70	50	39
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	4.31	2.7%	IIc	IIc	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  
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For more information and photos  
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