

155 ACRES of SMITH COUNTY KS FARMLAND & AMAZING HUNTING OPPORTUNITIES

Selling for TMJ Farms LLC

Be Sure to Check Our Website for More Info & Pictures

MARCH 10, 2026 - 1:30 P.M.

Come Early for Refreshments & to Register for Bid Number

AUCTION LOCATION: Lebanon Community Center 420 Main St., Lebanon, KS 66952

Live Online Bidding at www.hamitauction.com



LAND LOCATION:

From Lebanon, KS. go 5 miles North on Hwy 281 to 90 Rd, then East 1 mi., to DD Rd then South 1/2 Mi. to 9000 Rd then East 1/2 Mi. to Northwest of corner of the property.
From Red Cloud, NB. go 15 miles South on Hwy 281 to 90 Rd, then East 1 mi., to DD Rd then South 1/2 Mi. to 9000 Rd then East 1/2 Mi. to Northwest of corner of the property.

WATCH FOR SIGNS!

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) of Section Thirteen (13), Township Two (2) South, Range Eleven (11) West of the 6P.M., Smith County, Kansas being 155 acres more or less

General Description: The presence of a heavily wooded draw that meanders through this property offers amazing hunting opportunities for a wide variety of game species. Additionally, there are approximately 155 total acres with 98 acres of very productive cropland. This not only presents income potential through crop production but also provides suitable areas for food plots. The remaining acreage is comprised of grasslands, wooded areas, and valuable wildlife habitats. There is also a pond that provides water on this property.



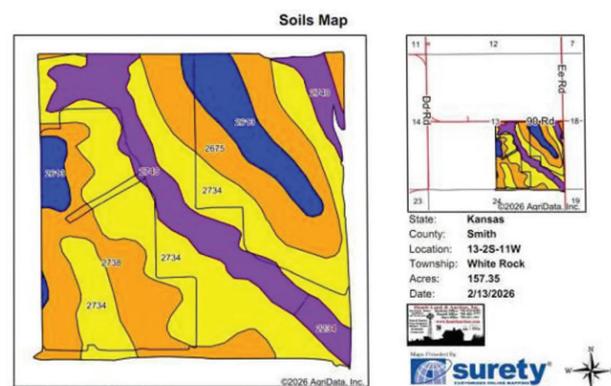
FSA INFORMATION: Wheat Base: 5 Acres W/36 bu. PLC Yield - Corn Base: 11.8 Acres W/101 bu. PLC Yield. - Soybeans planted in 2025 crop year yielded 50 bu. per acre.

MINERALS: All minerals are believed to be intact and will convey with the property.

TAXES: Sellers will pay all the 2025 taxes with the purchasers paying all the 2026 and subsequent year's taxes. 2025 Taxes were: \$1,648.02

POSSESSION: Possession will be immediately upon closing.

TITLE INSURANCE: Title insurance issued by Collier Abstracts Inc. shall be used to prove clear & merchantable title with the Buyer & Seller sharing equally the owner's policy expense. The mortgage policy, if required, will be the expense of the buyer.



Code	Soil Description	Acres	Percent of Total	Non-ir Class Legend	Non-ir Class %	Ir Class %	Range Production (bbl/acre/yr)	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains
2734	Nuckolls silt loam, 7 to 12 percent slopes	65.12	41.4%		0%	100%	3150	74	51	81
2738	Nuckolls-holdrege silt loams, 3 to 7 percent slopes	25.76	16.4%		0%	100%	3000	77	52	83
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	24.71	15.7%		0%	100%	3000	75	50	82
2740	Nuckolls-Toom silt loams, 0 to 30 percent slopes	23.42	14.9%		0%	100%	3523	69	52	87
2613	Harney silt loam, 1 to 3 percent	15.12	9.6%		0%	100%	3002	68	51	81



Hamit Land & Auction, Inc.
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 Farm & Ranches
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TERMS: Ten Percent (10%) down day of sale shall be made payable to Collier Abstract Inc. The balance shall be due upon closing which will be scheduled on or before April 10, 2026. 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.