

PHILLIPS COUNTY FARM LAND AUCTION

River Bottom Land w/Farmstead 600 Acres +/- Sells in Two Tracts
Cropland - CRP - Pasture - River - Lots of Woods! GREAT HUNTING OPPORTUNITIES!!

TUESDAY, JANUARY 16th, 2018 ~ 10:00 a.m.

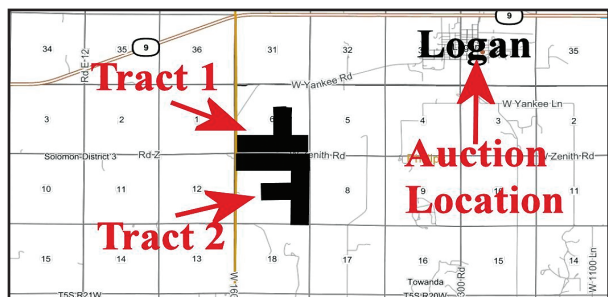
**ONLINE
BIDDING
AVAILABLE!**

Auction Location: Hansen Plaza, Logan, KS

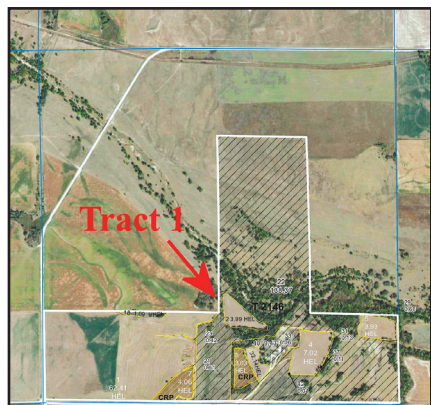
Come Early for Refreshments and To Register
Register at www.hamitauction.com

**OPEN
HOUSE**

**Sunday, Jan. 7
2:00pm**

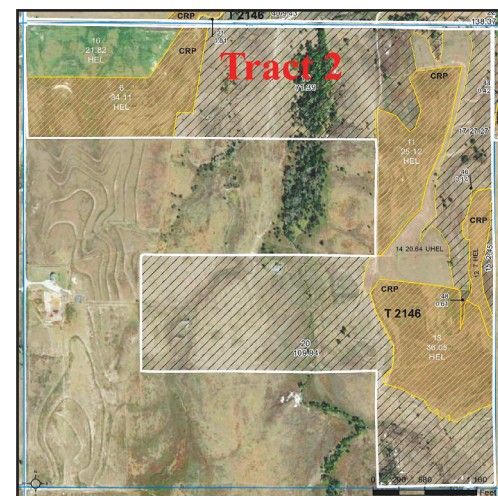


LAND LOCATION: 1537 W Zenith Road, Logan Ks.- From Logan, Ks. go $\frac{3}{4}$ Mile South to W Yankee Lane. Go West on West Yankee Lane to W Zenith Road and continue West $1\frac{1}{2}$ Mi. Tract 1 is on the North Side of the Road and Tract 2 is on the South side of the Road **OPEN HOUSE – SUNDAY, JAN. 7TH at 2:00 PM WATCH FOR SIGNS!**



TRACT 1 - LEGAL DESCRIPTION: The South Half of the South Half (S/2S2/), the Northwest Quarter of the Southeast (NW/4SE/4) and the Southwest Quarter of the Northeast Quarter (SW/4NE/4) of Section Six (6), Township Five (5) South, Range Twenty (20) West of the 6th P.M., Phillips County, Kansas being 238.32 acres more or less
FSA INFORMATION: This tract of land has approximately 80.58 acres of cultivation and 7.1 acres of CRP. The CRP contract pays \$269.00 annually and expires in Nov. 2025. The balance of this tract is pasture and wooded area and the North Solomon River. Wheat Base is 40.46 Acres W/35 Bu. PLC Yield – Grain Sorghum Base is 40.27 Acres W/57 PLC Yield – Barley Base is 19.34 Acres

GENERAL DESCRIPTION: This tract has a farmstead with a house that would make a great home or a hunting lodge. House needs work but does have central air/heat and has always been climate controlled throughout the year. The house was built in 1957, has 1,632 sq. ft. plus a full basement. New septic system installed 3 years ago. Good water well and several out buildings. The cropland is primarily class II and III. The smaller fields of cropland would make great food plots for wildlife! There are abundant wooded areas on the property that provide some amazing deer, turkey and other wildlife habitat! This property has North Solomon River passing through it!! Prime hunting opportunities await a new buyer!



TRACT 2 - LEGAL DESCRIPTION: The North Half of the North Half (N/2N/2), the Southeast Quarter of the Northeast Quarter (SE/4NE/4), the East Half and the Northwest Quarter of the Southeast Quarter (E/2 N/4 SE/4) of Section Seven (7) in Township Five (5) South, Range Twenty (20) West of the 6th P.M., Phillips County, Kansas being 353.13 acres more or less
FSA INFORMATION: This tract of land has 21.82 acres of cropland, 102.3 acres of CRP which has an annual payment of \$4,116.00 and the balance is pasture and woods. Wheat Base is 21.37 Acres W/35 PLC Yield, Grain Sorghum Base is 21.27 Acres W/57 Bu. PLC Yield and Barley Base is 10.18 Acres.

GENERAL DESCRIPTION: There are wooded areas, CRP areas and natural springs on the property that provide some great deer, turkey and other wildlife habitat!

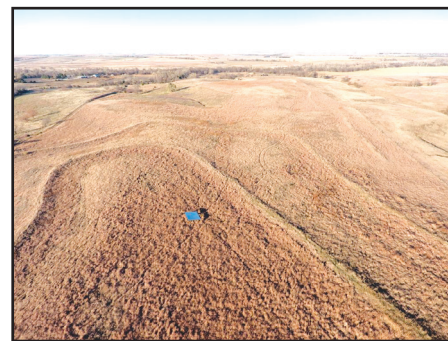
MINERALS: Sellers shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact. There is one producing oil well on tract one making approximately 2-3 barrels daily. Purchaser will receive the land owners 1/8th share.

POSSESSION: March 1, 2018 on all CRP and idle acres. Possession of all acres planted to wheat will immediately following the 2018 wheat harvest.

TAXES: Sellers shall pay all the 2017 taxes and prior years' taxes, if any. The 2018 and subsequent years taxes shall be the responsibility of the buyer. The 2017 taxes were: Tract 1 - \$1,703.11 and Tract 2 - \$1,777.72

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 Feb. 16th, 2018. 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.

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.



HAMIT LAND & AUCTION, INC.

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SELLERS: LOHRMEYER FARMS LLC – Gale Lohrmeyer, Managing Member