

640 ACRES of GRAHAM COUNTY KS LAND

**Cropland, Pastureland, Approx. 3/4 Mi. of Spring Creek, Live Water,
Lots of Woods, Excellent Fence, Excellent Hunting Opportunities!**

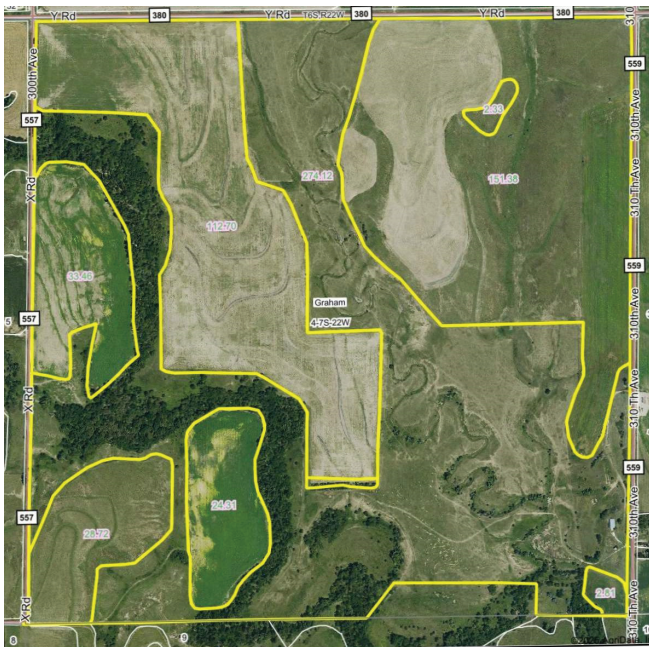
**SELLING for the
CHARLES WORCESTER HEIRS MAY 20, 2025 - 10:00 A.M.**

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

**Be Sure to Check Our Website for More Info. & Pictures
Come Early for Refreshments & to Register for Bid Number
Live Online Bidding Available at www.hamitauktion.com**

LAND LOCATION: From Hill City, Ks. – 8 Mi. North on Hwy 283 to Y Rd then 3 Mi. East to Northwest Corner

LEGAL DESCRIPTION: SURFACE ONLY IN AND TO; All of Section Four (4), Township Seven (7) South, Range Twenty-two (22) West of the 6th PM



WATCH FOR SIGNS!

MINERAL RESERVATION:
excepting and reserving unto said grantor(s), its successors, and assigns all interest in and to the oil and gas and other minerals in and under that may be produced from the afore-described real estate.

GENERAL DESCRIPTION:

This diverse and productive farm offers exceptional opportunities for both crop and cattle operations. With fertile land, ample woods, and the presence of live water from Spring Creek, the property is also a haven for wildlife—creating a true outdoor enthusiast's paradise. All perimeter fencing has been recently updated with high-quality 4-wire fencing, providing secure and reliable containment for livestock. Whether you're looking to expand your agricultural operation or invest in a recreational retreat, this property delivers on all fronts. Including a grain bin and a 48x75 machine shed with a full concrete floor for your storage needs.

This property features a total of 353.58 acres of cropland, with a diverse mix of land uses: 112.70 acres of open cropland. Approximately 134 acres currently planted in oats (Note: The growing oat crop belongs to the former tenant; the purchaser will not share in this crop.) and approx. 106.88 of expired CRP (Conservation Reserve Program) land. The remaining balance consists of native grass. This is an excellent opportunity for agricultural investment, rotational grazing, or future development, depending on your needs.

FSA INFORMATION:

Wheat Base: 266.93 acres with a 28 bu. PLC Yield - Corn Base: 6.65 acres with a 57 bu. PLC Yield – Grain Sorghum Base: 74.67 acres with a 49 PLC Yield

Taxes: Seller will pay all the 2024 and prior years taxes. 2025 taxes will be prorated to date of closing based on the 2024 rate. All 2026 and subsequent years will be the responsibility of the purchaser. 2024 Taxes were \$4,003.42

Possession: Possession will be immediately upon closing on all pasture, grassland and open crop acres. Possession of all acres planted to oats will be immediately following the harvesting of said crop or August 1st, 2025, whichever comes first.

Title Insurance: Title insurance shall be used 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 the Charles Worcester Heirs

Hamit Land & Auction, Inc.

Don Hamit - Broker
Auctioneer
Cell 785-425-8123

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