

160 +/- ACRES OF ROOKS COUNTY KS LAND

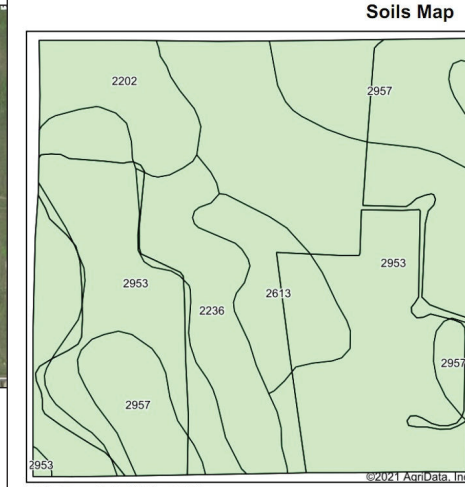
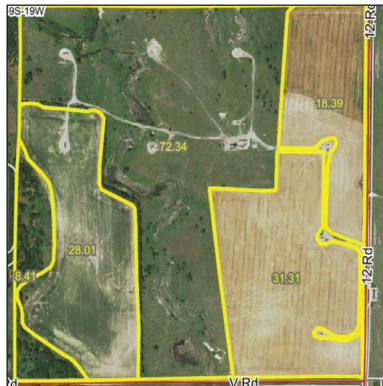
With Producing Minerals, Royalty Mineral Interest, Farming, Ranching, Hunting, Lots of Trees!

**Auction Date:
November 9, 2021- 10:00 A.M.**

Be Sure to Check Our Website for More Pictures & Video
Live On-Line Bidding Available-Go to hamitauction.com to Register

**Come Early
for
Refreshments
& to
Register for
Bid Number**

AUCTION LOCATION: Knights of Columbus Hall, Plainville, Ks. (204 N Irving, Plainville, Ks.)



10	11	12
15	14	13
22	23	24

State: **Kansas**
County: **Rooks**
Location: **14-9S-19W**
Township: **Logan**
Acres: **158.46**
Date: **9/10/2021**

TRACT 1: LEGAL DESCRIPTION:
The Southeast Quarter (SE/4) of Section Fourteen (14), Township Nine (9) South, Range Nineteen (19) West of the 6th P.M.

LAND LOCATION FROM ZURICH, KS:
2 Mi North to V Rd and 2 Mi. East to 12 Rd being the Southeast Corner.

GENERAL DESCRIPTION: This incredible tract of land has great potential to be the envy of any sportsman, farmer or rancher. While featuring 77 acres of cropland with the balance being pasture, trees, springs and ponds. The pasture has a great 5 wire fence and also has lots of trees that provide protection and refuge for animals of all species.

FSA INFO: FOR TRACT 1: Wheat Base -25.10 acres with a 41 bu. PLC Yield, Grain Sorghum Base- 16.30 Acres with a 73 bu. PLC Yield, Oats Base-9 Acres with a of 38 bu. PLC Yield and Sunflower Base- 12.10 Acres with a 776lb PLC Yield.

TRACT 2: Producing Royalty Mineral Rights consisting of a 0.0625 interest in the oil production from Tract 1. 2019 production was 4,357bbls, 2020 production was 3,602bbls and the first 6 months of 2021 produced 2,767bbls.

TRACT 3: Combination of Tract 1 & 2 – Will Sell to Highest Aggregate Bid

POSSESSION: Subject to Tenants Rights: Possession of the above-described properties will be March 1, 2022 on all grass and unplanted acres with possession immediately following the 2022 wheat harvest or August 1, 2022, whichever comes first, on acres that have growing wheat. All cropland is currently under a cash rent agreement and cropland acres are planted to wheat is the property of the tenant.

TAXES: Seller Shall Pay All The 2021 Real Estate Taxes and Buyer to Pay All 2022 and Subsequent Years Taxes. 2020 taxes were: - \$428.14

TERMS: 10% down day of sale with the balance to be paid at closing.

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. Consult your loan agency prior to the auction.



SELLERS: The Boisvert Family Trust

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