

# 589 +/- Acres Trego Co. Land **AUCTION**

**Mon., Apr. 8, 2024 -10 am**

**Auction Location:** VFW Post 3449,  
400 N Railroad St., WaKeeney, KS 67672

**Seller: Darrel C. Phillips Irrev. Trust**

**This is a Live Auction with Live Online Bidding Included!**

**Go to [hamitauction.com](http://hamitauction.com) to register to bid online.**

**TRACT I: LEGAL DESCRIPTION:** South Half (S2) of Section Excluding the Tract Beginning Southeast Corner of the Southwest Quarter (SW4) thence North 694.65' thence West 1,254' thence South to the South Section Line thence East to the Point of Beginning of Section Five (5), Township Thirteen (13), Range Twenty-Three (23), Trego County, Kansas being 288.29 acres more or less.

**Land Location:** From WaKeeney, KS Exit 127, go south 5 miles on Hwy 283 to N Road, this being the SE corner of said property.

**WATCH FOR SIGNS POSTED ON PROPERTY!**

**FSA Information:** This farm has a total of 288.29 total acres with approximately 167.75 acres of cropland with the remaining 120.54 acres being native grass and wasteland. It carries a 33 acre wheat base with a 32 PLC yield and 66 acre grain sorghum base with a 78 PLC yield.

**General Description:** This property has a five-wire fence around native grass pasture. Current water source is brought from property to the south. The 167.75 acres are currently planted to wheat for the 2024 season.

**TRACT II: LEGAL DESCRIPTION:** East Half (E2) of Section Eight (8), Township Thirteen (13), Range Twenty-Three (23), Excluding Tract III, Trego County, Kansas being 291.71 acres more or less.

**Land Location:** From WaKeeney, KS Exit 127, go south 6 miles on Hwy 283 to O Road, this being the SE corner of said property.

**WATCH FOR SIGNS POSTED ON PROPERTY!**

**FSA Information:** This farm has a total of 291.71 acres of native grass and wasteland.

**General Description:** This property has a five-wire fence, four hole automatic waterer, livestock tank and has a working windmill. The water well on this tract supplies water to all three tracts. There is a communication tower lease in the SE corner of said property.

**Tract III: LEGAL DESCRIPTION:** A tract of land in the Northeast corner of the Northeast Quarter (NE4) of Section Eight (8), Township Thirteen (13) south, Range Twenty Three (23), more particularly described as follows: Commencing at the northeast corner of Section 8-13-23, thence west along the north section line a distance of 633.2', thence south parallel with east section line a distance of 819.6', thence east parallel with north section line a distance of 633.2' to the east section line, thence north along east section line a distance of 819.6' to the point of beginning, being 9.43 acres more or less.

**General Description:** This property has a home built in 1910. In the late 1960s the Excelsior No. 28 schoolhouse was added to the existing home. This 3,076 square foot home has 5 bedrooms, 3 baths, attached/basement two car garage and has had many updates around 1999. The property has many outbuildings, corrals, and grain bins. Play-ground equipment was moved in from Trego Center No. 10 school and Bethel No. 43 school. Also on this property are numerous trees and has easy access off Highway 283.

**Land Location:** From WaKeeney, KS Exit 127, go south 5 miles on Hwy 283 to N Road, this being the NE corner of said property.

**MINERALS:** Seller(s) shall convey 100% of the minerals.

**POSSESSION:** Immediate upon closing on all native grass acres and after the 2024 wheat harvest on planted acres

**TAXES:** Sellers shall pay all the 2023 taxes and prior years' taxes, if any. The 2024 and subsequent years taxes shall be the responsibility of the buyer. The 2023 taxes were Tract I \$1,277.56, Tract II \$534.32 and Tract III \$1,300.00.

**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 May 8, 2024. 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.

**An open house for this property will be  
Sunday, March 24, 2024 at 4:30 p.m.**

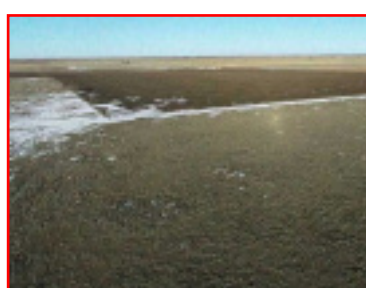
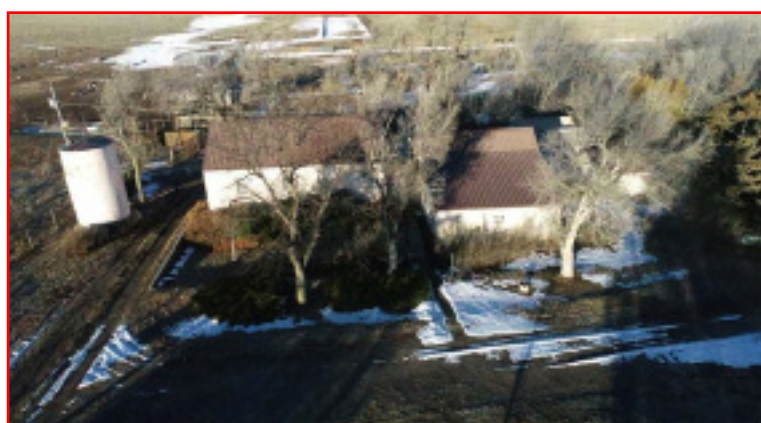
**Be Sure to Check Our Website for More Info & Pictures**

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

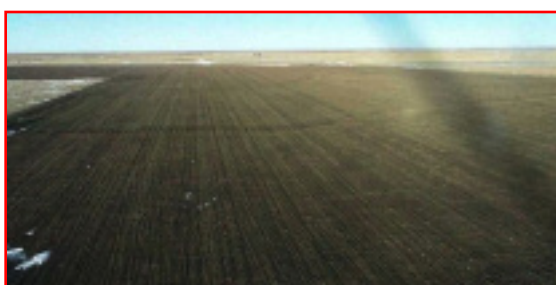
**This Real Estate is selling under the firm of Hamit Land & Auction Inc.**

**Jason W. Schneider, Listing Agent 785-650-2433**

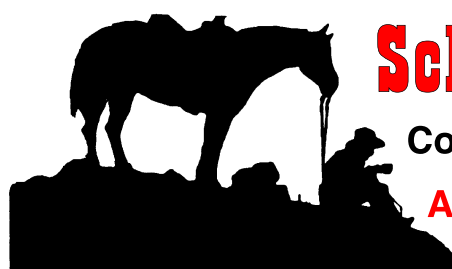
**Donald L. Hamit, Broker 888-452-8123**



**See Reverse Side for the Household Sale on Saturday, April 6, 2024**



Visit: [www.schneiderauctionservice.com](http://www.schneiderauctionservice.com) for more color photos.



**Schneider Auction Service**

**Col. Jason Schneider, Auctioneer**



**Assisting Auctioneer: Col. John Kisner**

**785-650-BIDD (2433) Box 114, Schoenchen, KS 67667**



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**Phillips  
Trust**

# AUCTION

**Sat., April 6, 2024 - 10 a.m.**

**Seller: Darrell C. "Doc" Phillips  
Irrev. Trust**

**Location: 23015 283 Hwy, WaKeeney, KS, 67672**

**(5 ¼ miles south of WaKeeney on Hwy 283,  
signs will be posted)**

**Lunch stand will be available.**



### Vehicles:

1995 Ford F250, Ext. Cab, 4X4,  
7.5-liter Eng., runs, title  
VIN 1FTHX26G3SKB14662  
1991 Ford F350, 4X4, dually,  
flat bed, dump bed, 7.5-liter  
Eng., needs work, title,  
VIN 1FDKF38G9MNA33688  
1988 Ford F250, 4X4, title,  
VIN 1FTHF26H5JKA51476,  
ran when parked, needs work  
1970 International Loadstar  
1700 truck, hauled Sup-R-Lix,  
ran when parked,  
VIN 416070H971001, title

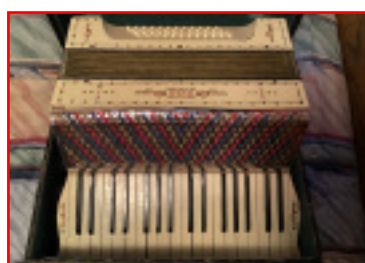


### Farm Related:

Massey TO 30 tractor w/Davis  
101 loader, needs work  
Bush Hog 5' rotary mower, 3 pt  
8'X12' flatbed trailer  
5'X10' flatbed trailer  
Pull type sprayer/trailer  
Smaller implement carrier (was  
used to move Sup-R-Lix  
tanks)  
Spring tooth sections  
Meyer dozer blade, 8'  
Wood and steel fence posts  
Telephone poles  
Numerous rolls of wire and  
fencing  
Mineral feeders  
Stock racks  
Cinder blocks  
Creep feeders  
Danuser 3 pt post hole auger  
Railroad ties  
Danuser 3 pt back blade  
Portable loading chute  
7 concrete feed bunks  
Misc. panels  
Numerous piles of used lumber  
Sup-R-Lix poly tanks  
Sure Weigh Scale livestock scale  
Large palpation cage

### General Household:

Maytag washer and dryer  
Cuisinart microwave  
Crosley upright freezer  
Numerous wall hangings and  
décor  
Games, cards  
Kitchen utensils, flatware, cups,  
glasses  
Canning supplies, canners, jars  
Fans  
Pots, pans, cookie sheets, cake  
pans  
Tupperware  
Mixing bowls  
Totes  
Linens, bedding, towels, and  
more  
Exercise equipment



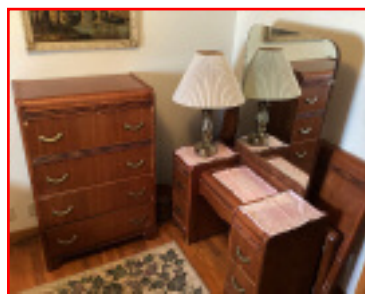
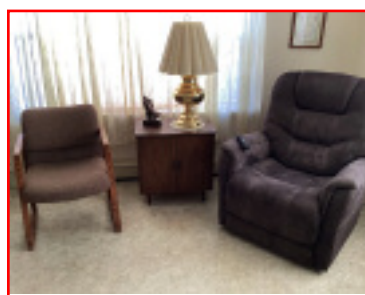
### Antiques / Collectibles

Addometer  
Figurines  
Many collector tins, medicine  
containers, jars and more  
Spool cabinet  
Fire King, Jadeite, Depression glass  
Dazey 40 butter churn  
Butter churn  
Enamelware  
Kansas State College tin signs  
Cameras  
Monterrey Western Ware plate/cup  
set  
Magazines, comics, children's books  
Fancy work, doilies, hankies  
LP albums  
Globe  
WM Rogers silver set  
Uranium glass measuring cup  
Wooden blocks, misc. toys  
Kerosene lamps  
Tremolo musical instrument  
Collector horse plates  
Norman Rockwell prints  
Medicine Man pewter statue  
Sioux Hunter pewter statue  
Tonka truck  
Coca-Cola, 7 up bottle crates  
Vintage license plates  
AAA metal sign



### Firearms / Sportsman Items:

Colt 1902 pistol, SN 19243, clip,  
38 caliber, holster  
H and R revolver, 44 caliber,  
holster  
Numerous foot traps  
Leather chinks  
Hide stretchers  
Fishing poles  
Tackle boxes  
Antler sheds



### Furniture:

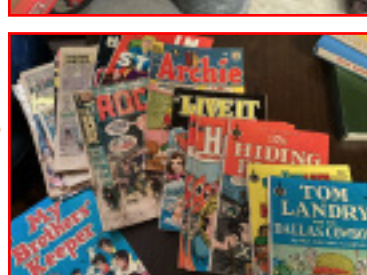
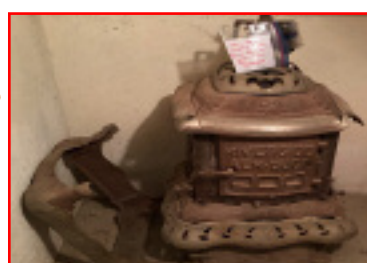
Filing cabinets  
Floral pattern couch  
End tables  
Armchairs  
Lift chair, like new  
Desk  
Table w/2 leaves, drop leaf on  
ends w/5 chairs  
Drop leaf table  
Sewing machines in cabinets  
Kitchen stool  
Plaid couch  
Waterfall bedroom set, dresser,  
vanity, full size bed frame  
Metal twin bed  
Antique bedroom set, full bed,  
dresser, vanity, and nightstand  
Queen bed  
Nightstands  
Twin hospital bed  
Hide a bed couch  
Chair w/ottoman  
La-Z-Boy couch  
Dresser



### Shop Related:

6'X8' metal storage shed, to be  
moved  
Shop vacs  
Composter  
John Deere 68 riding lawn mower  
MTD Lawn Flite lawn mower  
Big Mow riding lawn mower  
Gas cans  
Weed eaters  
DR string trimmer  
Roto tiller  
Numerous ladders  
Poulan push mower  
3 Yard Machine push mowers  
Wheelbarrows  
Sears air compressor  
Table saws  
Two-wheel dolly  
Drop cords, rope  
Shovels, rakes, hoes, pitchforks, grain  
scoops, post hole diggers  
Wooden shop shelves  
Garden hose, plastic barrels  
Hedge trimmers  
Chop saw  
DeWalt tools  
Black and Decker tools  
Electric fencers  
Chainsaws  
Garden and greenhouse supplies,  
seed, fertilizer, and more  
Gravely zero turn mower, 34" cut  
Barrel cart  
Wrenches, pliers, tin snips  
Screwdrivers, punches, chisels, levels  
Hand saws, bolt cutters  
Pipe wrenches  
Numerous containers of hardware,  
bolts, nuts, screws, nails, and more  
Socket sets  
Files, squares  
Fencing supplies  
Saw horses  
Bench grinder  
Kerosene shop heater  
BBQ grill  
Garden cart  
Bottle jacks  
Air bubble  
Drill bits

**And much more...**



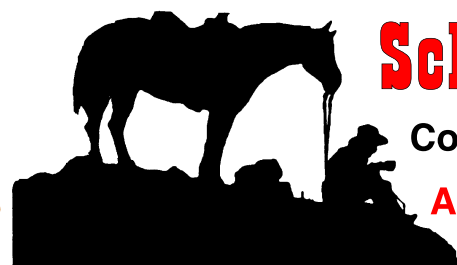
### Primitives:

Riverside Aer Duct cast potbel-  
lied stove  
Kraut cutter  
Nail kegs  
Standard Oil 55-gallon barrel  
Large Cast iron bean pot  
Oil cans  
Neck yoke  
Horse harness  
Chicken feeders  
Metal implement seats  
Victor traps  
Metal milk crates  
School desks  
Iron wheels  
Cream cans  
Cream separator  
Vintage tools  
Wooden trunk  
Hay hooks

**Terms & Conditions:** Cash – Approved Check W/Positive ID –Nothing removed Until Settled for - All Items Will be Sold "As-Is Where-Is" – Not Responsible for Accidents or Theft – Announcements Made Day of Sale Take Precedence Over Printed Material.

**Credit Cards accepted:** There will be a 4% Buyers Premium charged on all credit card purchases.

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## Schneider Auction Service

Col. Jason Schneider, Auctioneer



Assisting Auctioneer: Col. John Kisner

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**Auctioneer Note:** It is truly an honor to have been asked to conduct the Darrell C "Doc" Phillips auction. Doc was a true icon in Trego County for 80 + years. Come spend the day with us to bid and buy on some great items from Doc's estate. We may run two rings so come prepared for a fun filled auction day just south of WaKeeney.

~ Thanks Jason



**See Reverse  
Side for the  
Land Sale  
on  
Monday, April 8,  
2024**