

153 +/- ACRES RUSSELL COUNTY LAND AUCTION

Sellers Steven Crawford & Alan Crawford

Tuesday, June 3, 2025 ~ 10:00 A.M.

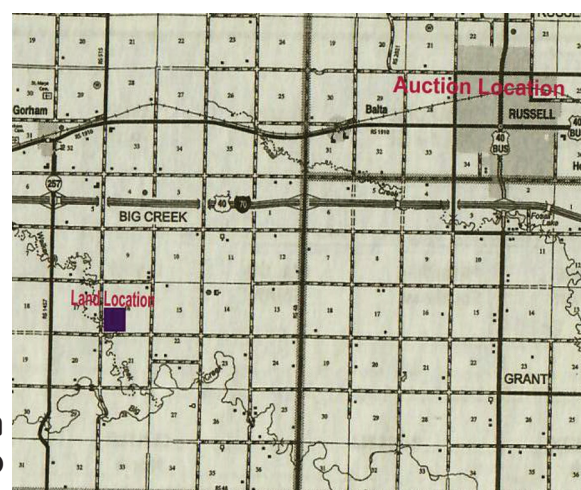
**AUCTION LOCATION: Fossil Creek Hotel & Suites,
1430 S Fossil St., Russell, Kansas**

This is a Live Auction with Live Online Bidding Included!
go to hamitauction.com to register to bid online!



LEGAL DESCRIPTION: Southwest Quarter (SW4) of Section Sixteen (16), Township Fourteen (14), Range Fifteen West (15), Russell County, Kansas

LAND LOCATION: At I 70 Exit 175 and 176th St, go south 2.5 miles to Plymouth Road, go east 1 mile to the SW corner of said property.



WATCH FOR SIGNS POSTED ON PROPERTY!

GENERAL INFORMATION: This excellent 153.97 acre tract of land has approximately 98.65 acres of cropland and the remaining 55.32 acres of native grass, trees and creek. This property currently has 30.22 acres of growing wheat, 38.20 acres planted to milo and the remaining 30.22 acres are milo stalks.

FSA INFORMATION: This farm has a total of 153.97 acres with approximately 98.65 acres of cropland. It carries a 31.66 acre wheat base with a 31 PLC yield, 27.22 acre grain sorghum base with a 63 PLC yield and 19.62 acre soybean base with a 20 PLC yield.

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

POSSESSION: Immediate upon closing on pasture and milo stalks, after the 2025 wheat harvest or August 1, 2025, on all acres planted to wheat and after the 2025 milo harvest or November 1, 2025 on all acres planted to milo.

TAXES: Sellers shall pay all the 2024 taxes and prior years' taxes, if any. 2025 taxes will be prorated to date of closing. All 2026 and subsequent years taxes shall be the responsibility of the buyer. The 2024 taxes were \$1,131.58.

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 July 8, 2025. 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.



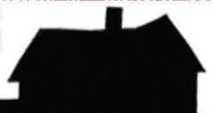
Hamit Land & Auction, Inc.

Jason Schneider - Real Estate Agent

Auctioneer - 785-650-2433

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SELLERS:

Steven Crawford and
Alan Crawford

Be Sure to Check Our
Website for More
Info & Pictures
Come Early for Refreshments
& to Register for Bid Number

Jason W Schneider
Listing Agent
785-650-2433

Don Hamit
Broker - 785-425-8123