

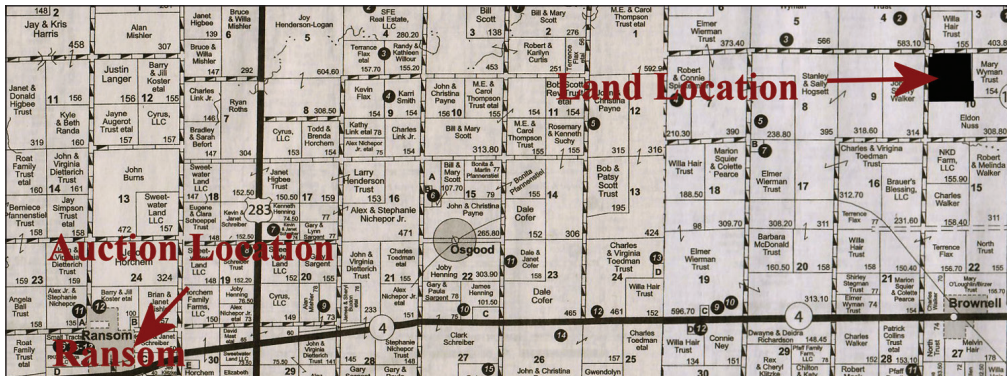
154 +/- ACRES NESS COUNTY LAND AUCTION

TUESDAY, FEBRUARY 28, 2023 - 10:00 A.M.

**AUCTION LOCATION: VFW Post 7972,
516 VERMONT AVE, RANSOM, KS 67572**

**THIS IS A LIVE AUCTION WITH
LIVE ONLINE BIDDING INCLUDED!**

**GO TO HAMITAUCTION.COM
TO REGISTER TO BID ONLINE**



LEGAL DESCRIPTION: The Northwest Quarter (NW4) of Section Ten (10), Township Sixteen (16), Range Twenty-Two (22) West of the Sixth P.M., Ness County, Kansas

LAND LOCATION: From Brownell, KS, 1/2 mile East to Hwy 147, North 3 miles to 290 Rd, 1/2 mile West to NE Corner of said property.

WATCH FOR SIGNS POSTED ON PROPERTY!



FSA INFORMATION: This farm has a total of 154.82 acres with approximately 60.52 acres of effective cropland, 26.92 acres enrolled in CRP (26.92 acres expire 9-30-2025, rental rate \$32.69 per acre with an annual payment of \$880.00), 63.52 acres of native grass and remainder 3.86 acres of wasteland. The 60.52 acres carry a 41.40 acre wheat base and PLC yield of 33 and a 19.12 acre sorghum base and PLC yield of 61.

GENERAL DESCRIPTION: This tract of land contains a total of 154.82 acres and has approximately 60.52 acres of cropland which are currently milo stalks, 26.92 acres of CRP, 63.52 acres of native grass pasture ground with a solar pump water well. This property is subject to a wind tower lease with two active wind towers.

MINERALS: Seller(s) shall convey 100% of the minerals and wind tower lease.

POSSESSION: Immediate upon closing on all acres.

TAXES: Seller(s) shall pay all the 2022 taxes and prior years' taxes, if any. The 2023 taxes will be prorated until date of closing based on 2022 taxes. Purchaser will be responsible for all future taxes. The 2022 taxes were \$808.90.

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 March 30, 2023. 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.



SELLER:
Murray A
Conrath
Estate,
June Conrath,
Administrator



Hamit Land & Auction, Inc.
Jason Schneider - Real Estate Agent
Auctioneer - 785-650-2433
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www.hamitauktion.com
NAA Auctioneer
Kansas Auctioneers Association

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 -
Donald L Hamit - Broker - 785-425-8123 -

Hamit Land & Auction, Inc.
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