

HAMIT LAND & AUCTION INC.

Stockton
104 N. Walnut
785-425-6585

Russell
929 S. Fossil
785-483-7777

Hays
117 E. 13th
785-621-3000

REAL ESTATE AUCTION

**290 ACRES MORE OR LESS RUSSELL COUNTY KANSAS REAL ESTATE
FOR: MARGARET (MEG) ZWEIFEL**

WEDNESDAY, SEPTEMBER 5, 2018 * TIME 10:00 A.M.

AUCTION LOCATION: LURAY COMMUNITY CENTER, 115 S MAIN, LURAY, KS

LEGAL DESCRIPTION TRACT I:

West Half of West Half (W ½ W ½), Section Thirty (30), Township Eleven (11) South, Range Thirteen (13), West of the 6th P.M., Russell County Kansas.

FSA INFORMATION: 84.9 Acres Cultivation, Balance Grass*** Wheat Base 32.8***PLC Yield 30 26.6 Acres Grass ***Grain Sorghum Base 22.6***PLC Yield 70

LEGAL DESCRIPTION TRACT II: Northeast Quarter (NE ¼), Section Twenty-Five (25), Township Eleven (11) South, Range Fourteen (14), West of the 6th P.M., Russell County

FSA INFORMATION: 165.2 Acres grass

TAXES: Seller to pay all 2018 and prior years taxes, and Purchaser to pay 2019 and all subsequent taxes. 2018 Tax on tract I \$1,270.86. Tract II 254.10

POSSESSION & TERMS: Option I-10% down day of sale, balance due upon Title approval and delivery of good and sufficient deed. Possession at closing

Option II- 20% down and Possession day of sale

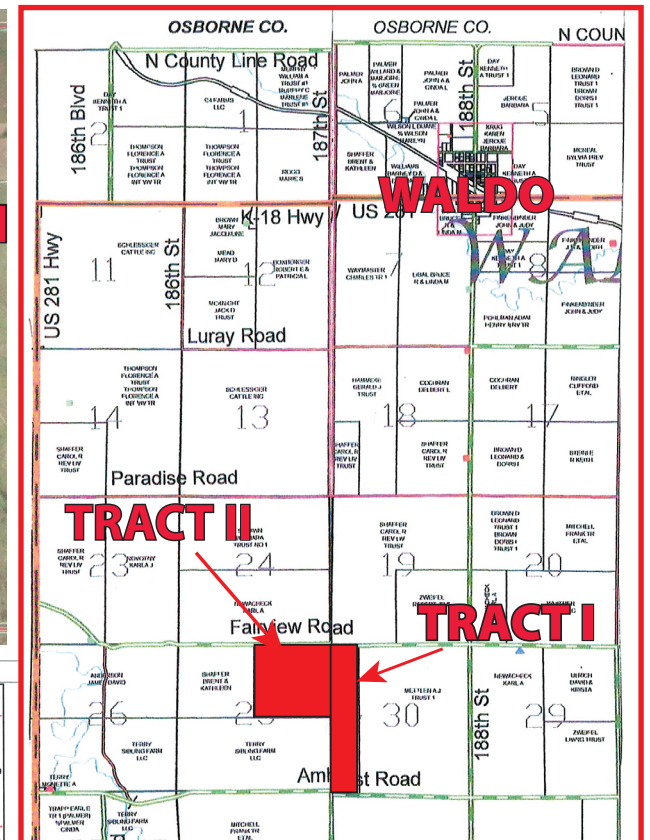
All closing costs to be shared 50/50 by seller and purchaser. Closing to be on or before October 5th, 2018.

MINERALS: All sellers minerals sell. All are believed to be intact.

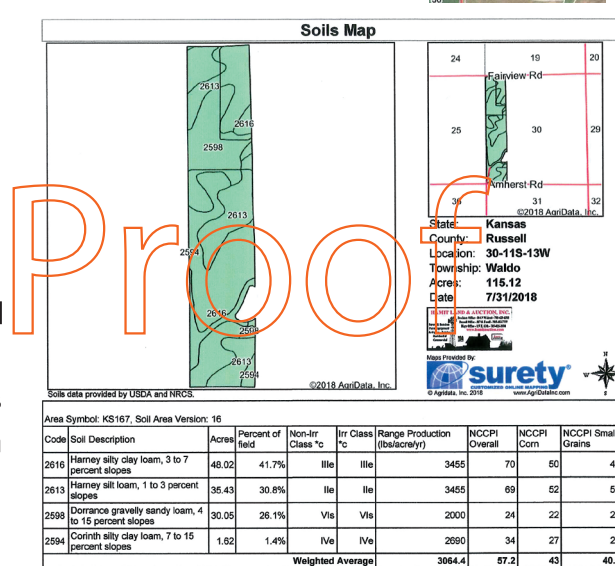
CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable County & FSA sources. Purchasers are encouraged to verify details and view property prior to auction. This auction is not contingent upon the purchaser's ability to finance the purchase. Please consult with your loan agency prior to the auction.



TRACT I



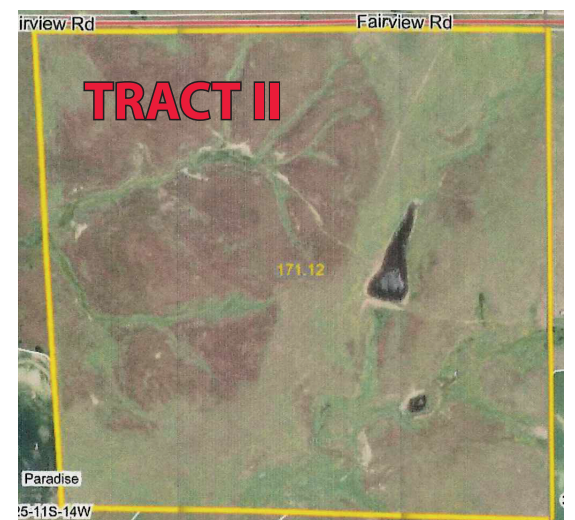
TRACT I



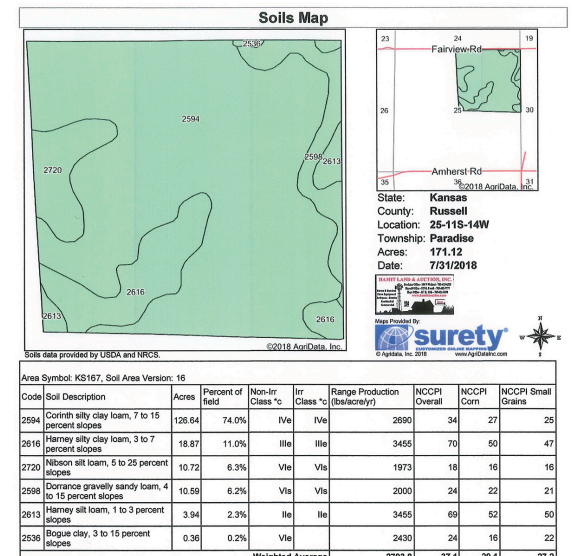
Pro



Signs will be posted



TRACT II



HAMIT LAND & AUCTION, INC.

Stockton Office - 785-425-6585
Russell Office - 785-483-7777
Hays Office - 785-621-3000
www.hamitauction.com

Farms & Ranches
Farm Equipment
Antiques - Estates
Residential
Commercial

Don Hamit - Broker - 785-425-6585 or 785-425-8123
Jim VonFeldt - Agent - 785-483-7777 or 785-623-7979
Jason Schneider - Agent - 785-650-2433
Milton Carlin - Agent - 785-346-8412
Cody Miller - Associate Broker - 785-533-3300

Announcements made day of Sale take precedence over printed material.

Listing Agent
Jim VonFeldt
Cell 785-623-7979
or

Russell Office 785-483-7777
Hays Office 785-621-3000
jim@hamitauction.com
Your Farm & Ranch Specialist



Hamit Land & Auction, Inc.
104 N. Walnut
Stockton, KS 67669

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Thank You for Posting!

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