

# HARRELL AUCTION

For the  
Leatrice June Harrell  
Revocable Trust

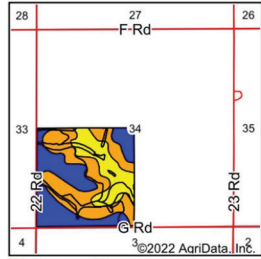
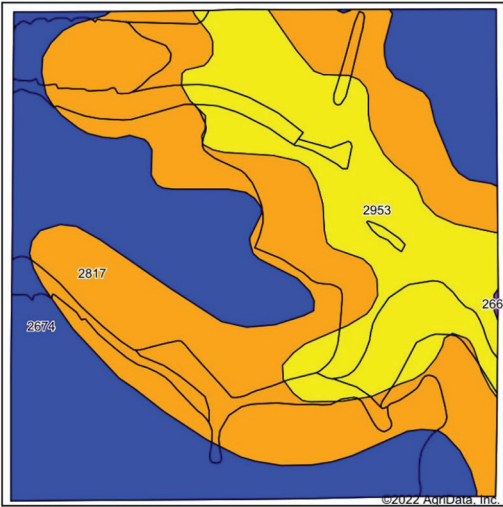
Come Early for  
Refreshments  
and to  
Register for a  
Bid Number

## TUESDAY, AUGUST 2nd, 2022 - 10:00 A.M.

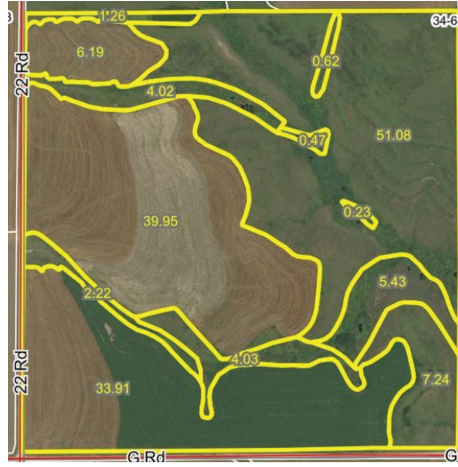
Auction Location: Nova Theater, Stockton, KS (517 E Main)

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This will be a live auction with live on-line bidding included!  
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State: Kansas  
County: Rooks  
Location: 34-6S-17W  
Township: Lanark  
Acres: 156.65  
Date: 6/15/2022



Soils data provided by USDA and NRCS.

Area Symbol: KS163, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Irr Class 'c'	Range Production (lbs/acre/yr)	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
2817	Uly silt loam, 3 to 6 percent slopes	63.33	40.4%		IIIe	IIIe	2980	2	1	77	51	40
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	59.35	37.9%		IIe	IIe	2943			76	51	44
2953	Waken silt loam, 3 to 7 percent slopes	33.91	21.6%		IVe	IVe	2675			48	32	27
2660	Heizer-Brownell complex, 5 to 30 percent slopes	0.06	0.0%		VIIc		2013			24	18	16
Weighted Average					2.84	2.84	2899.6	0.8	0.4	*n 70.3	*n 46.9	*n 38.7

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

### LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section thirty-four (34), Township Six (6) South, Range Sixteen (16) West of the 6th P.M., Rooks County, Kansas

LAND LOCATION: From Stockton, Ks. - 3 Mi. East on Hwy 24 to 22 Rd then 2 1/2 Mi. North to the Southwest Corner



**GENERAL DESCRIPTION:** This property has 148.4 acres of cropland with 58.32 acres of the cropland being enrolled in CRP. The balance being grassed waterways. 80.05 acres of cropland is primarily Holdrege Silt Loam w/ 1-3 percent slopes and is terraced. The balance this property is grassed, waterways and suitable for haying and CRP. There are areas of trees and shrubs suitable for wildlife habitat.

**FSA INFO:** This parcel of land has 148.4 acres of cropland and has a wheat base of 71.4 acres w/ 39 bu. yield and a grain sorghum base of 15.87 acres w/79 bu. yield. 58.32 acres of the cropland I is enrolled in CRP.

**CROPS & CRP SHARES:** Purchaser shall receive an undivided one-third (1/3) of all growing and shall be required to reimburse one-third (1/3) of fertilizer and chemical costs. CRP payments on 58.32 acres has a rental rate of 32.25 per acre or an annual \$1,882.00 shall be split 50/50 between the current tenant and purchaser.

**MINERALS:** Seller shall convey 100% the minerals owned by the seller to the purchaser.

**POSSESSION:** Subject to Tenants Rights - March 1, 2023 on all idle, grass & CRP acres and unplanted acres. Immediately following the 2023 wheat harvest on the acres planted to wheat.

**Taxes:** 2022 will be prorated to date of closing based upon the 2021 tax rate. 2021 taxes \$1,228.08.

**TERMS:** 10% down day of sale with the balance to be paid at closing. Title insurance will be used to show clear and merchantable title and that expense will be shared 50/50 between Buyer(s) and Seller(s)

**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.

**SELLER: JOHN N. HARRELL AND JOAN F. TANNER AS CO-TRUSTEES OF THE LEATRICE JUNE HARRELL REVOCABLE TRUST**

**Hamit Land & Auction, Inc.**  
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